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ADDRESS
7100 Beacon Ave S
Seattle, WA 981078

OWNER
Eastern Group #1 LLC
Huyn Dea
1739 Victoria Ave SW
Seattle, WA 98126
T: 206.226.2557

ARCHITECT
MAS Architecture LLC
Seth Hale
2562 Dexter Ave N
Seattle, WA 98109
T: 206.432.9121

LANDSCAPE ARCHITECT
Design Two Four / Two Six
Jason Anderson
14835 161st Court SE
Renton, WA 98059
T: 425.881.2426

PROJECT PROPOSAL
10 Townhome Dwellings
5 Live/work Dwellings
9 Enclosed Parking Stalls
2 Covered Parking Stalls
1 Surface Parking Stall
7 Bicycle Parking

SUMMARY CONTEXT ANALYSIS | Site Context



EXISTING SITE CONDITIONS | Zoning & Overlay

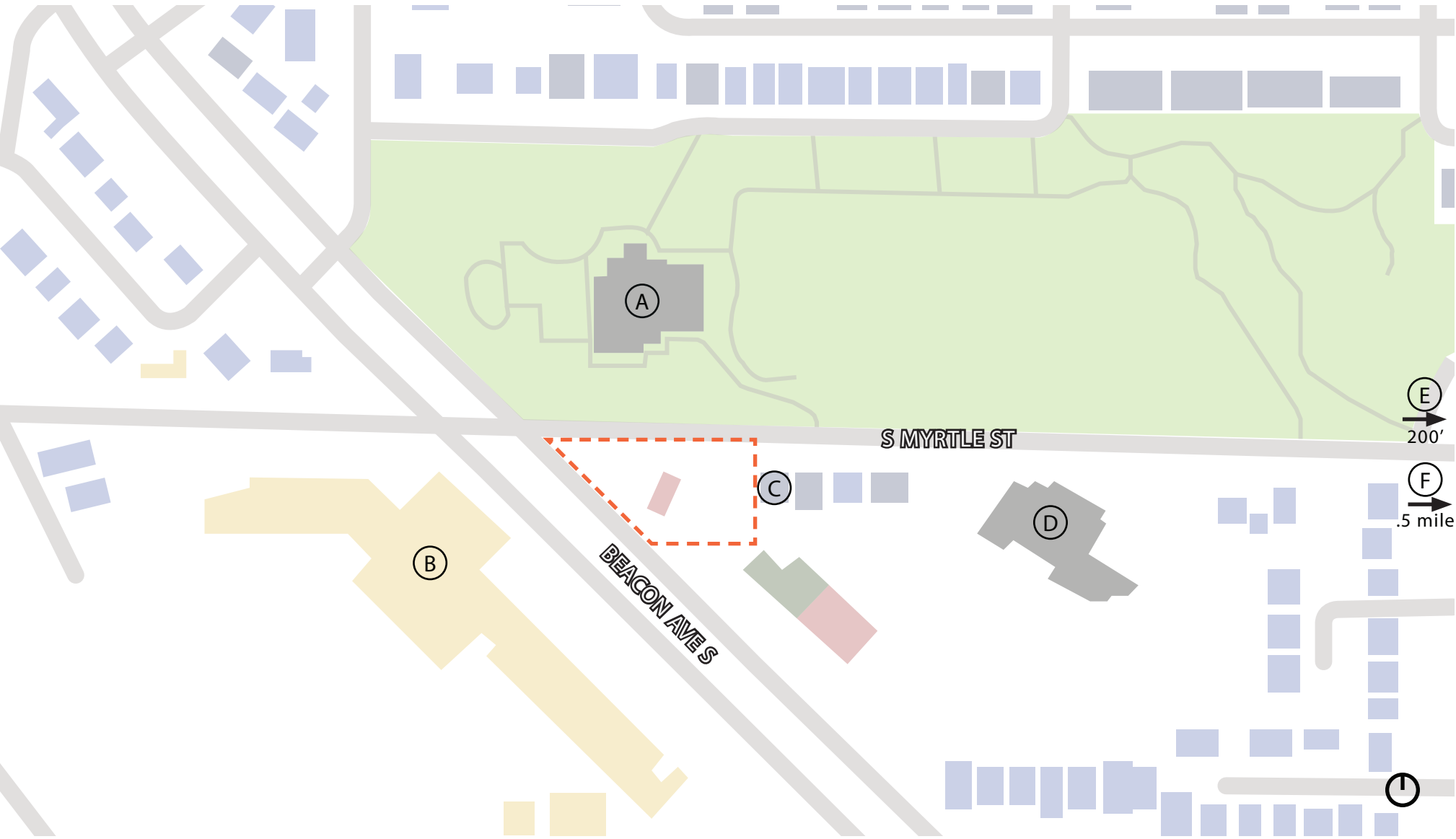


SITE DATA

The parcel is zoned NC1-30. The adjacent SF 5000 zoning to the east will influence the overall design and introduce transitional elements in addition to specific land use criteria.

| | |
|------------------|------------|
| PARCEL # | 5129000040 |
| BASE ZONE | NC1-30 |
| URBAN VILLAGE | NO |
| PEDESTRIAN AREA | NO |
| FREQUENT TRANSIT | YES |
| DISTRICT | NO |
| ECA | NO |
| LOT SF | 16,976 SF |

EXISTING SITE CONDITIONS | Existing Uses & Structures



- PUBLIC BUILDINGS
- RELIGIOUS INSTITUTES
- COMMERCIAL
- SINGLE-FAMILY
- MULTIFAMILY
- EDUCATION
- PUBLIC PARK

BUILDING TYPOLOGIES

The adjacent properties are a mixture of building typologies including educational, public, and commercial uses, while the greater neighborhood is a mixture of single and multi-family structures. Design cues from existing surrounding structures include structure scale and height, visible entries to all street facing dwellings, and an architectural language that differentiates the live/work commercial uses from the townhomes.

SURROUNDING BUILDINGS & LOCAL CHARACTER



Van Asselt Community Center



Former Van Asselt Elementary



Multifamily Home



Decorative Stairs at SPD



Seattle Public Library

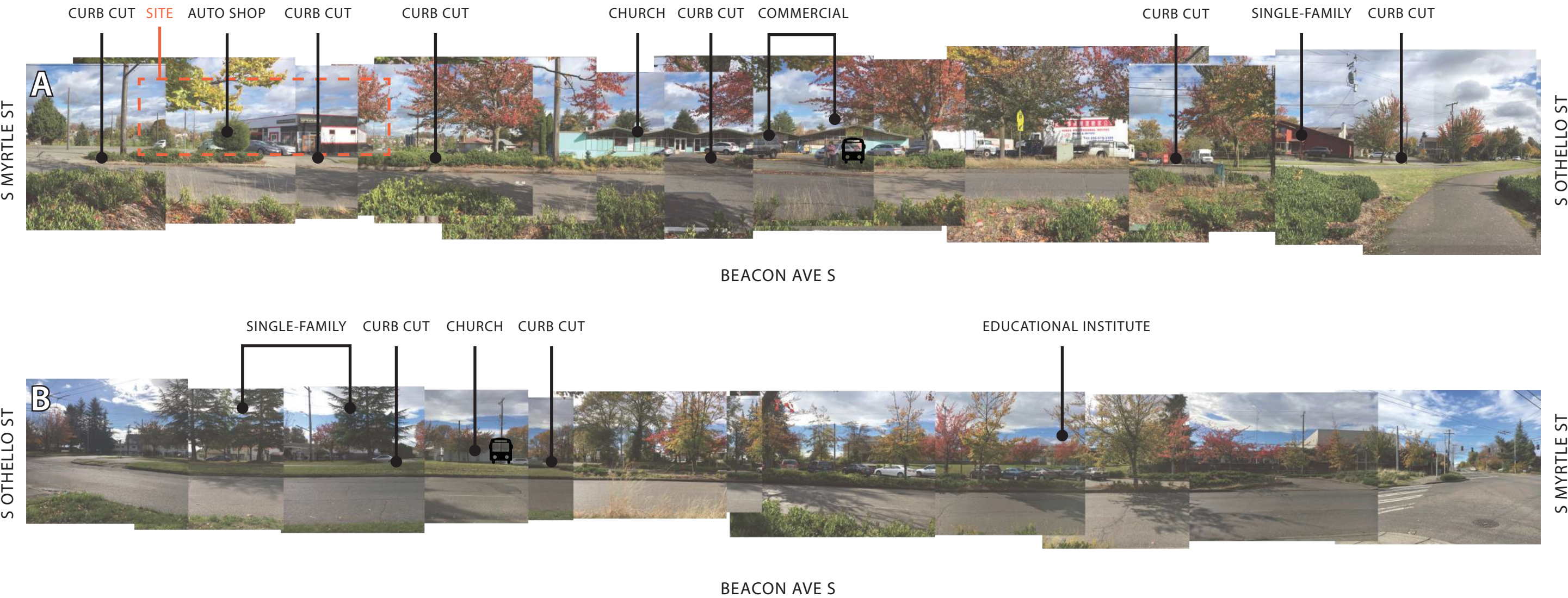


The Station at Othello Park

EXISTING SITE CONDITIONS | Streetscapes

STREETSCAPES

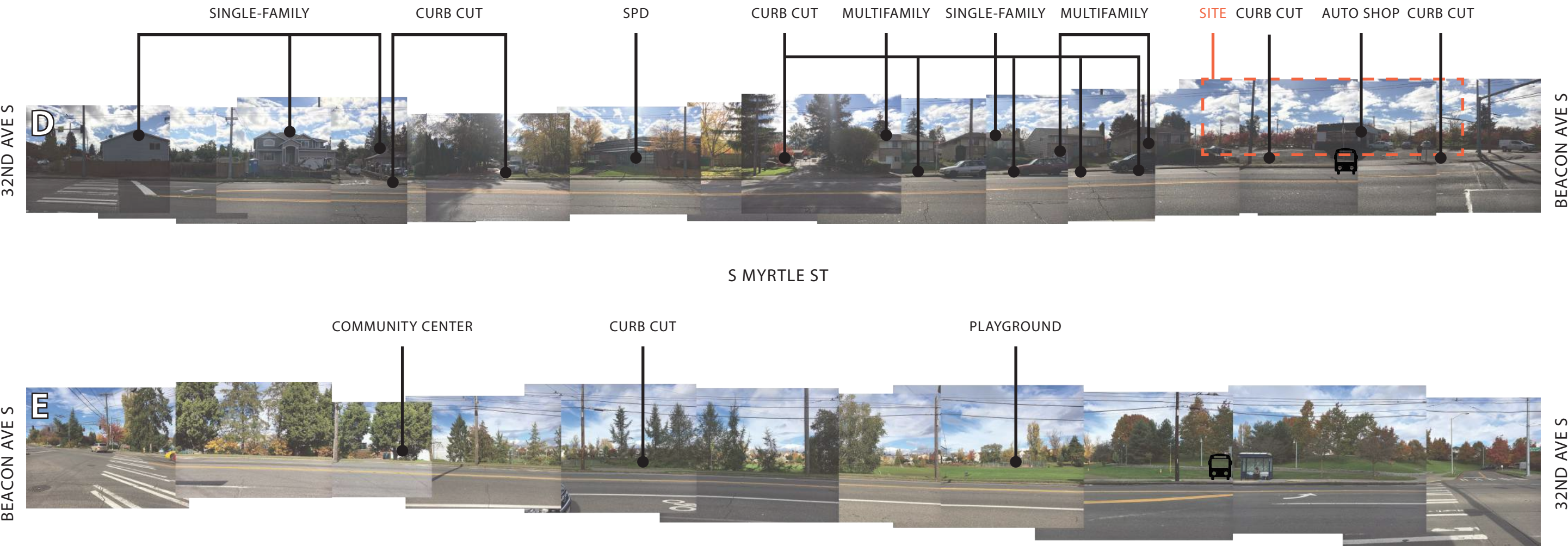
Site views from the subject parcel across Beacon Ave S are of Van Asselt Elementary School. Beacon Ave S is a boulevard with a wide parking/planting strip between the north and southbound lanes. This parking/planting strip in conjunction with landscaping obscures views across Beacon Ave S. Site views from the subject parcel and the parcel directly to the south are unobstructed.



EXISTING SITE CONDITIONS | Streetscapes

STREETSCAPES

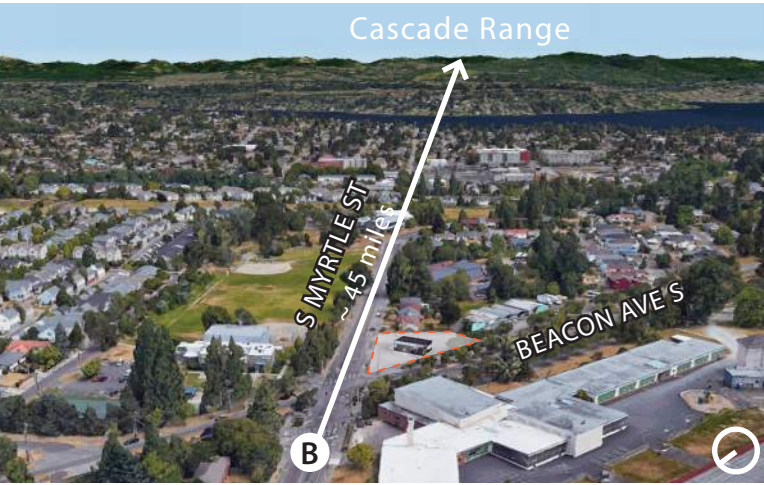
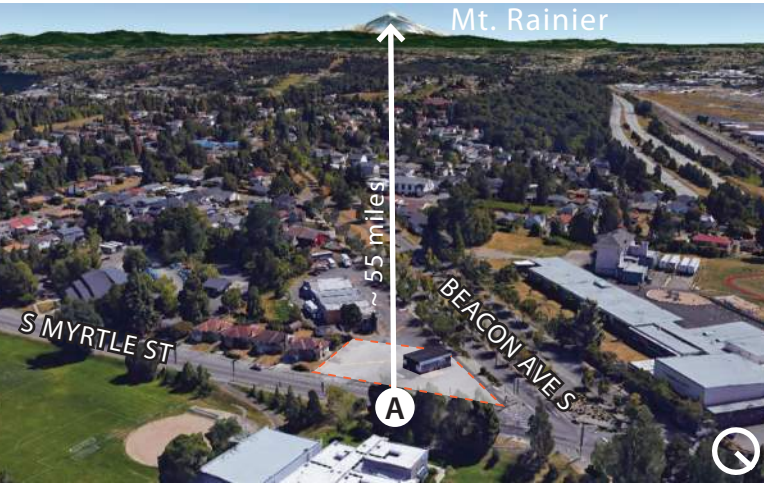
Site views from the subject parcel across S Myrtle St to the north are of the community center and Van Asselt Play-ground. Significant landscaping adjacent to the Community Center limits visibility of this structure. Site views between the subject parcel and the parcel directly to the east are unobstructed.



EXISTING SITE CONDITIONS | Views

VIEWS

S Myrtle Street is designated a View Corridor offering views of significant natural and human made features. Further site analysis has determined that there are no views of Mt Rainier to the south and the Cascades to the east are only visible directly east along S Myrtle St. Adjacent property trees limit any potential views. The proposed development does not interfere with views.



ZONING DATA | Land Use Code

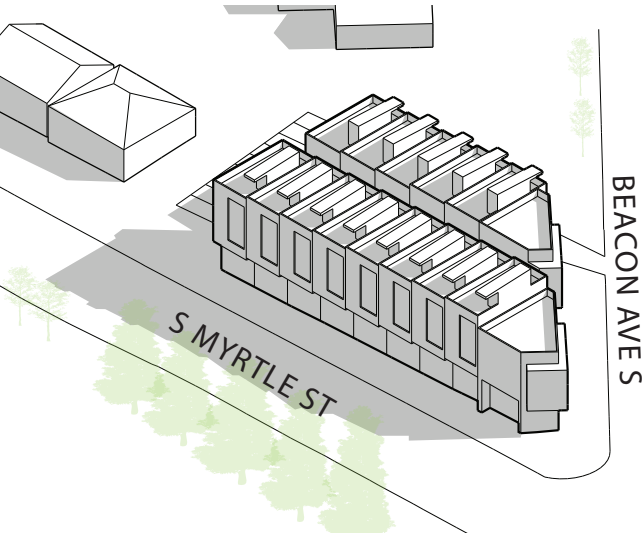
| | | |
|------------------------------------|---|--|
| PERMITTED USES | <p>Table A for 23.47A.004 - Uses in commercial zones</p> <p>F. Live/work units permitted</p> <p>J. Residential uses permitted</p> <p>The proposed project includes 10 townhomes and 5 live/work units.</p> | See page 44 for requested departure. The facade along Beacon Ave S has 60.3% transparency. |
| STREET-LEVEL USES | <p>23.47A.005 - Street-level uses</p> <p>C.1.d. Residential uses at street level may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade.</p> <p>The live/work units along Beacon Ave S comply. However, the townhomes along S Myrtle St do not comply. See page 43 for requested departure.</p> | <p>3. Non-residential uses shall have an average depth of at least 30' and a minimum depth of 15' from the street-level street-facing facade.</p> <p>The live/work unit 1 does not comply. See page 45 for requested departure.</p> |
| STREET-LEVEL DEVELOPMENT STANDARDS | <p>23.47A.008 - Street-level development standards</p> <p>A. Basic street-level requirements</p> <p>2.b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.</p> <p>c. The total of all blank facade (B.F.) segments may not exceed 40 percent of the width of the facade of the structure along the street.</p> <p>The north building along S Myrtle St has 22% blank facade with a longest segment of 6'-8 1/2". The live/work building along S Myrtle St has 38.5% blank facade with a longest segment of 4'-2". The live/work building along Beacon Ave S has 39.8% blank facade with a longest segment of 11'-1".</p> <p>3. Street-level street-facing facades shall be located within 10 feet of the street lot line.</p> <p>The north building is located 8' from the S Myrtle St lot line. The live/work building is located 4'-2" from the S Myrtle St and 5'-3" from the Beacon Ave S lot line.</p> <p>B. Non-residential street-level requirements</p> <p>2.a. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.</p> <p>The live/work building facade along S Myrtle St does not comply.</p> | <p>4. Non-residential uses at street level shall have a floor-to-floor height of at least 13'.</p> <p>The street level of the live/work building has a floor-to-floor height of 13'. See page 26.</p> <p>D. Where residential uses are located along a street-level street-facing facade, the following requirements apply:</p> <p>1. At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry.</p> <p>2. The floor of a dwelling unit located along the street-level street-facing facade shall be at least four feet above or four feet below sidewalk grade or be set back at least 10 feet from the sidewalk.</p> <p>The north building has individual prominent pedestrian entries facing S Myrtle St. See page 27. It is setback 10' from the sidewalk along S Myrtle St. See page 11.</p> |
| | PERMITTED HEIGHT | <p>23.47A.012 - Structure Height</p> <p>A. 30 ft per the Official Land Use Map.</p> <p>1.a. Height may exceed the limit by up to 4 ft if a floor-to-floor height of 13 ft or more is provided for non-residential uses at street level.</p> <p>2. Additional height may not allow an additional story than the number that could be built under the otherwise applicable height limit.</p> <p>Each building complies with each structure's height limit. The live/work building uses the additional 4' bonus per 23.47A.012.1.a.</p> |
| | FLOOR AREA RATIO | <p>Table A for 23.47A.013 - Maximum floor area ratio</p> |

| | | | |
|-------------------------|---|--------------------------|---|
| | <p>3. Total FAR permitted for all uses on a lot that is occupied by a mix of uses = 2.5 x lot area.</p> <p>2.5 x 16,976 SF = 42,440 SF. The total FAR for the project is 31,731 SF.</p> | REQUIRED BICYCLE PARKING | <p>K. In the case of a use not shown on Table D for 23.54.015, one bi-cycle parking space per 10,000 gross square feet of either short- or long-term bicycle parking is required.</p> <p>Live/work gross SF = 7,861.7 SF ; 1 bicycle parking space required. 6 bicycle parking spaces are provided. See Page 11.</p> |
| SETBACK REQUIREMENTS | <p>23.47A.014 - Setback requirements</p> <p>B. For lots abutting residential zones</p> <p>1. A triangular setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone.</p> <p>3.a. For a structure containing a residential use, a setback of 15 ft when above 13 ft in height is required along any side or rear lot line that abuts a lot in a residential zone</p> <p>The proposed project complies. See page 11.</p> | | |
| LANDSCAPING & SCREENING | <p>23.47A.016 - Landscaping and screening standards</p> <p>A.2. Landscaping that achieves a Green Factor score of 0.3 or greater.</p> <p>B.1. Street trees are required when any development is proposed.</p> <p>The proposed project complies. See pages 23-25.</p> | PERMITTED USES UTILITY | <p>Table D for 23.54.015 - Parking for bicycles</p> <p>D. Residential uses</p> <p>D.2. Multi-family structures = 1 long term per dwelling unit & 1 short term per 20 dwelling units</p> <p>10 townhomes = 10 long term & 2 short term bicycle parking spaces required. Each townhome has garage space that will accommodate the required bicycle parking spaces. See pages 19 and 21.</p> |
| AMENITY AREA | <p>23.47A.024 - Amenity area</p> <p>A. 5 % of the total gross floor area in residential use is required.</p> <p>5% x 24,719 SF = 1,235.94 SF. Amenity areas are provided on individual roof decks and at grade. Total amenity area provided is 4,042 SF.</p> | | <p>14 ft clearance to overhead power lines on Beacon Ave S and a 5 ft clearance to secondary overhead electrical wires on S Myrtle St.</p> <p>The live/work building complies. See Page 26.</p> |
| REQUIRED PARKING | <p>Table A for 23.54.015 - Parking for non-residential uses</p> <p>I.D. Live/work Units = 1 space per each unit greater than 1,500 SF</p> <p>Table B for 23.51.015 - Parking for residential uses</p> <p>I.I. Multifamily residential uses = 1 space per dwelling unit</p> <p>23.54.020 - Parking quantity exceptions</p> <p>F.2. The minimum required parking for all uses is reduced by 50% if the property is located within a frequent transit service area.</p> <p>2 live/work units (over 1500 SF each) + 10 townhomes = 12 parking spaces</p> <p>12 parking spaces required x 50% = 6 parking spaces required.</p> <p>12 parking spaces provided. See page 11, 19, and 21.</p> | | |

COMPOSITE SITE PLAN | Site Plan



EDG OPTION 1



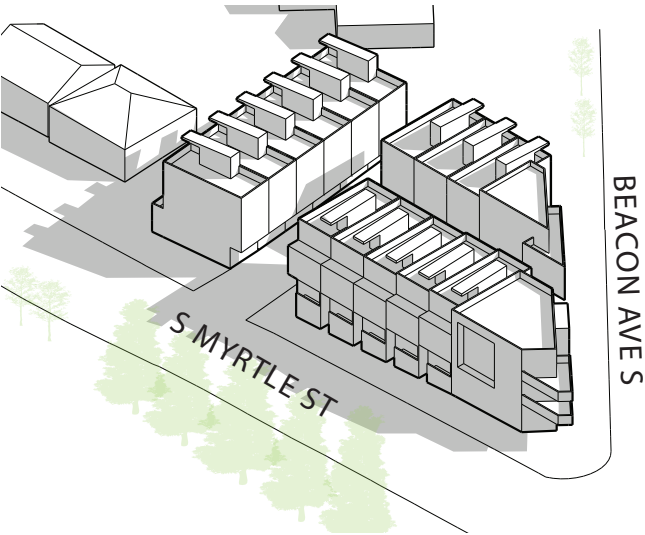
PROJECT PROPOSAL

- 42,400 SF of FAR Allowed
- 31,821 SF of FAR Proposed
- 5 Townhome Dwellings
- 10 Live/Work Dwellings
- 8 Parking Stalls

OVERVIEW

Option 1 is composed of two structures with vehicular access from Beacon Ave S and surface parking adjacent to the east property line. Pedestrian access is provided between the structures to the units at S Myrtle St. Two live/work units are provided at Beacon Ave S with the NW unit addressing the Beacon/Myrtle intersection. Due to limited access from Beacon Ave S the site provides eight parking stalls though not required under the land use code.

EDG OPTION 2



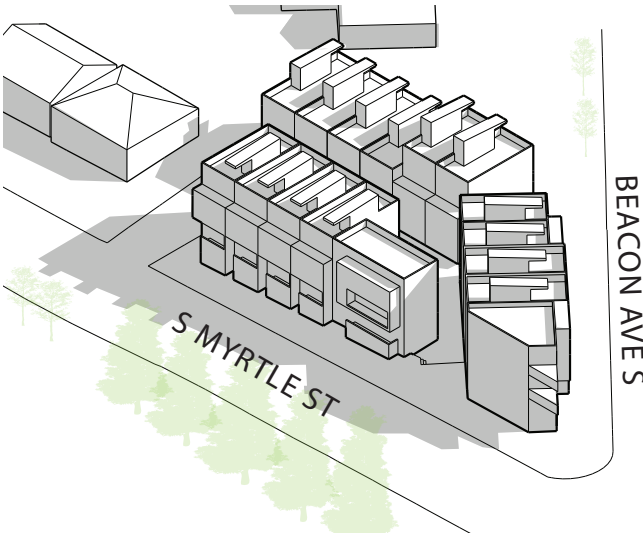
PROJECT PROPOSAL

- 42,440 SF of FAR Allowed
- 34,156 SF of FAR Proposed
- 14 Townhome Dwellings
- 2 Live/Work Dwellings
- 16 Parking Stalls

OVERVIEW

Option 2 is composed of three structures with an internal drive providing parking for all units. Pedestrian access is provided along S Myrtle St as well as an internal walkway for units situated along the east and south property lines. Two live/work units are located at Beacon Ave S with the NW unit addressing the Beacon/Myrtle intersection. Vehicular access is provided at S Myrtle St which allows for an internal drive aisle which is screened from public ROW.

EDG OPTION 3
(PREFERRED)



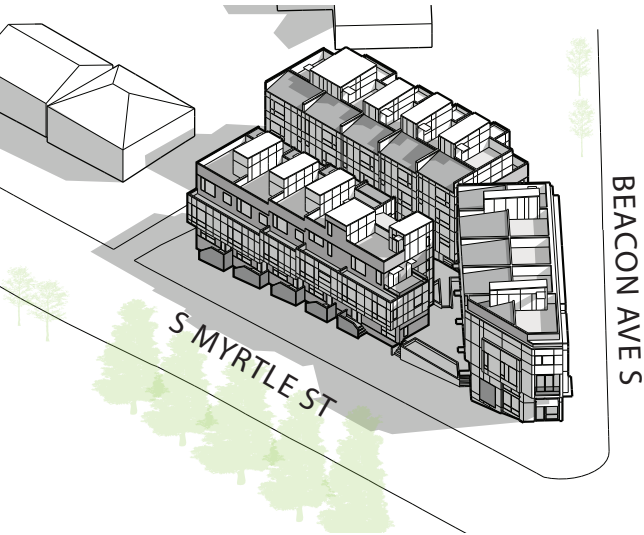
PROJECT PROPOSAL

- 42,440 SF of FAR Allowed
- 32,393 SF of FAR Proposed
- 13 Townhome Dwellings
- 3 Live/Work Dwellings
- 14 Parking Stalls

OVERVIEW

Option 3 is composed of three structures with an internal drive providing parking for all but one unit. Pedestrian access is provided along S Myrtle St and Beacon Ave S. The third structure provides pedestrian access via a walkway located along the south property line. Live/work units are located at Beacon Ave S which addresses the Beacon/Myrtle intersection. Vehicular access is provided adjacent to the east property line which is screened from public ROW.

REC OPTION



PROJECT PROPOSAL

- 42,440 SF of FAR Allowed
- 31,731 SF of FAR Proposed
- 10 Townhome Dwellings
- 5 Live/work Dwellings
- 12 Parking Stalls

OVERVIEW

The current option was evolved from EDG option 3 along with feedback from the design review board. The design is composed of three structures with an internal drive providing parking for most units. Pedestrian access is designed for the use of tenants to access individual units and parking. Live/work units are located at Beacon Ave S which addresses the Beacon/Myrtle intersection. Vehicular access is provided from the east and is screened from public ROW.

MASSING

SUMMARY OF GUIDANCE

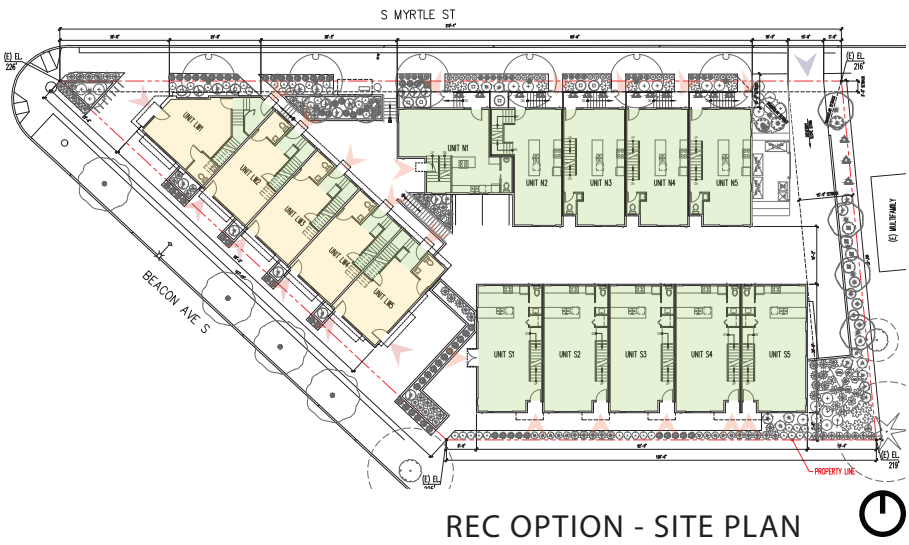
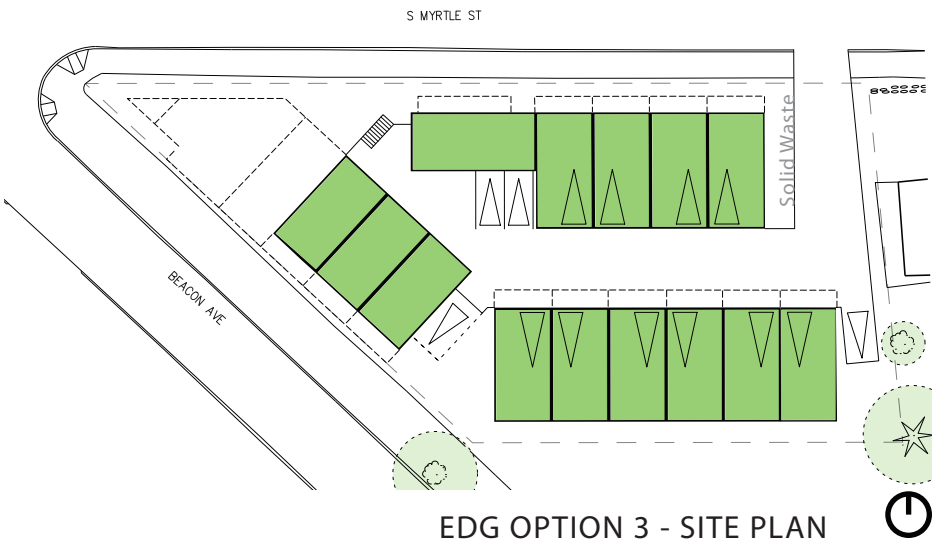
A. The board favored the massing of option 3, due to the potential for pedestrian access to and from the site, siting of the three buildings to the adjacent properties, providing parking internally within the project site, commercial response to Beacon Ave S, and open space locations.

SEATTLE DESIGN GUIDELINES

CS2-C Relationship to the Block

RESPONSE

In response to the board’s discussion the project has incorporated the massing of option 3. Pedestrian access to and from the site has been further developed and incorporates internal amenity space, access to the lower internal drive and parking, and privacy for tenants. The amenity space between the live/work building and the north building is situated to correlate with the bus stop along S Myrtle St. A raised planter and grade change separates the public ROW from the private amenity space. This amenity space functions as a front yard while providing residential access to the live/work units and access to the drive aisle below. The amenity space at the SW corner is divided into both commercial and residential amenity spaces. The commercial amenity space is adjacent to live/work unit 5 and is open to Beacon Ave S. The residential amenity space is screened from the public ROW and commercial space via a raised planter. It provides direct access to the adjacent townhomes.



SUMMARY OF GUIDANCE

B. The board found the rooftop deck spaces as an appropriate amenity with direct solar exposure for residents.

SEATTLE DESIGN GUIDELINES

CS1-B Sunlight and Natural Ventilation

RESPONSE

Per the board’s recommendation all units are provided with roof top decks. See page 23.

SUMMARY OF GUIDANCE

C. The board requested an east elevation of the project to further explore the relationship of the project to the adjacent single family zone.

SEATTLE DESIGN GUIDELINES

CS2-A Location in the City and Neighborhood

RESPONSE

Elevations of the east facade of the project have been included. While these facades are tall due to grades, they are setback a minimum of 15’ from the property line and provide ample fenestration and change in material to reduce the perceived bulk and massing.



REC OPTION - EAST SITE ELEVATION

STREETSCAPE

SUMMARY OF GUIDANCE

A. The board encouraged the applicant to further refine the screening design concept for the trash/recycling location off S Myrtle St.

SEATTLE DESIGN GUIDELINES

DC1-C Parking and Service Uses

RESPONSE

The trash enclosure screening design has been further refined as requested. The enclosure will be constructed of rock gabions at the north and south elevations and a horizontal slat wood fence and gate facing east. See page 27 and 30.

SUMMARY OF GUIDANCE

B. The board recommended seating opportunities to be provided so that the residents and public may integrate.

SEATTLE DESIGN GUIDELINES

CS2-B Adjacent Sites, Streets, and Open Spaces

PL1-A Network of Open Spaces

PL1-C Outdoor Uses and Activities

RESPONSE

The open space located adjacent to S Myrtle St is situated between the north and live/work buildings to correspond with the bus stop. Bench seating for transit users is provided adjacent to the sidewalk, however this could be removed by metro for a future bus stop. Landscaping is also provided behind and adjacent to the bench seat to clearly delineate public from semi-private space. The internal open space/amenity area is raised approximately 28" from the public sidewalk and separated from the bus stop by a raised planting bed to clearly delineate the internal open space as semi-private. This area, while accessible by the public will perform as the "front door" to the live work units to access the upper level residen-

tial component. It is not desired for this area to also serve a public function other than access to live work units. While no fixed seating is proposed in this area it is likely tenants will provide seating, tables, etc to utilize the area. See page 35.

SUMMARY OF GUIDANCE

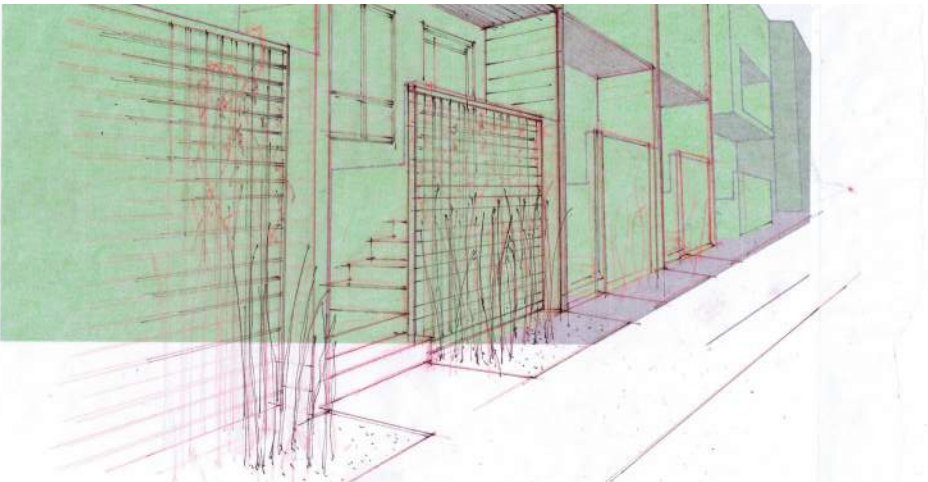
C. The board supported the street-facing facade along S Myrtle St. The board encouraged the applicant to reinforce the residential edge along the street by focusing on the residential entries.

SEATTLE DESIGN GUIDELINES

PL3-B Residential Edges

RESPONSE

The residential street facing facades have been maintained to provide a good transition to the residential development to the east. To reinforce the residential edge along the street the entries, while setback 10' from the face of the sidewalk, have been lowered. The floor level ranges from 4'-6" at the east unit to 2'-6" at the west unit. The reduction in height provides a stronger connection to the street and public realm while maintaining privacy for tenants via landscaping. Siding materials are wood embossed cementitious board to provide a highly textured material that is residential in nature. Stair guardrails are galvanized metal grating to allow landscaping to extend to the top rail. To further accentuate the residential entries individual doors are painted bright yellow. These cues, along with vertical differentiation between units clearly identify individual dwellings and enforce the structure as residential in nature.



EDG OPTION 3 - S MYRTLE ST FACADE



REC OPTION - S MYRTLE ST FACADE

SUMMARY OF GUIDANCE

D. The Board recommended the facade treatments between the two structures at the NW corner of the to be coordinated and respond positively to the adjacent open space.

SEATTLE DESIGN GUIDELINES

DC2-B Architectural and Facade Composition

RESPONSE

Facade treatments for both structures have been further ad-

dressed and coordinated. While the language differs due to the nature/use of the structures similar elements have been utilized to coordinate the facades. Siding materials, cementitious panel and wood embossed cementitious panel are utilized at both facades. While the lower floor of the live/work building is commercial, the northeast facade is still provided with ample fenestration at the door and stairway to the residence above. The west elevation of the north building is provided with direct access to the open space, fenestration, and an upper deck that looks down on the open space. Small color elements are added to the facades for interest. These include a brightly painted door on the west elevation of the north building and brightly painted canopies on the northeast elevation of the live/work building. Lighting is provided at all entry dwelling unit entry points. See pages 29-30.

SUMMARY OF GUIDANCE

E. The board requested details on the paving materials and the lighting proposed for the driveway entry. The board suggested screening for the trash/recycling storage area with consideration for both safety and security. The board encouraged the driveway entrance and parking area to be more than a simple asphalt parking lot.

SEATTLE DESIGN GUIDELINES

DC1-C Parking and Service Uses

RESPONSE

Proposed paving materials for the driveway, on private property, are permeable asphalt. The trash enclosure is screened via rock gabions at the north and south sides and a horizontal slat fence and gate facing the driveway and single family zoning to the east. Landscaping is provided north of the solid waste enclosure to reduce visibility to S Myrtle St. The driveway, narrowed to 10’ wide at the sidewalk, is landscaped along both sides providing screening to the east while maintaining

required clearances/sight triangles adjacent to the sidewalk. Additionally, only one surface parking stall is anticipated adjacent to the east property line. It is significantly landscaped on all sides, located in the SE corner of the site, and surrounded by retaining +/-3’-0” tall walls. Lighting within the drive is limited to wall mount fixtures only located adjacent to garage entries. This will provide adequate lighting for safety concerns while ensuring that the tenants are not subject to high light levels during evening and night hours. Downlighting is also provided within the trash enclosure and will be further enhanced by street lighting already present on S Myrtle St. See page 36.

BLANK FACADE

SUMMARY OF GUIDANCE

A. The board requested further study of blank walls facing open spaces and the access driveway.

SEATTLE DESIGN GUIDELINES

DC2-B Architectural and Facade Composition

RESPONSE

Walls adjacent to the open spaces have been provided with fenestration, various materials, and canopies. The live/work east facade, the “front door” to the upper floor residential uses, are provided with fenestration at the door and stairwell, brightly colored metal canopies, and embossed wood cementitious panel to further express the individual entries. The west facade of the north building facing the open space is provided with ample fenestration, direct access , and brightly colored doors and canopies. The west facade is also highly articulated to reduce perceived massing.

The open space located in the SW corner of the site is split via a raised planter bed to clearly delineate public and semi-private space as well as providing screening for tenants in the west unit of the south building. Both facades provide direct access to the exterior spaces as well as brightly colored canopies. While both structures utilize cementitious panel siding materials, the language differs to the structure uses. The live/work building is clad in metal siding at the upper floors while the south building is clad in wood embossed cementitious panel to clearly delineate the structure as residential.

The live/work building is provided with significant at grade fenestration providing transparency to the commercial use. The south structure west facade, while providing direct access and fenestration, is less transparent to ensure tenant privacy from the street frontage and commercial use.

The basement floors of both the north and south structures

are entirely dedicated to parking. Fenestration is not desired due to safety concerns. To minimize the impact of the garage level facades, the doors will be painted a bright yellow. Upper floors are provided with significant glazing. See pages 29-31.

PEDESTRIAN MOBILITY

SUMMARY OF GUIDANCE

A. The board recommended the applicant seek ways to integrate walking paths in the open space areas to provide pedestrian connections within the project site and the adjacent sidewalks.

SEATTLE DESIGN GUIDELINES

- DC3-C Design
- DC4-C Lighting

RESPONSE

While access to parking and parking itself utilizes a significant amount of space, this area has been relegated to a partially below grade drive aisle with access from the NW corner of the parcel providing maximum separation between vehicles and pedestrians. Pedestrian access is provided to the open space for the single stall dedicated to the live/work use and tenant access from the live/work structure to the trash enclosure. Dwelling and live/work main entries are all pedestrian in nature with access from the public ROW or via internal sidewalks. Open spaces are also pedestrian in nature due to separation from the parking area by a significant grade change, located adjacent to dwelling access, and well landscaped. While a connection through the site from Myrtle to Beacon was discussed this is not desired as the space is semi-private and public pedestrian travel is not desired. Additionally, the open space adjacent to S Myrtle St is residential in nature, whereas the space adjacent to Beacon Ave S is commercial. Though the design considered this connection, the uses are incompatible and providing a shortcut for the public is not desired. See page 11.

SUMMARY OF GUIDANCE

B. The board supported pedestrian access over vehicle orientation. The board encouraged collaboration with the design team for the proposed development immediately to the south regarding opportunities for shared pedestrian access. The board preferred a landscape buffer with a shared pedestrian path between the two properties over a fence.

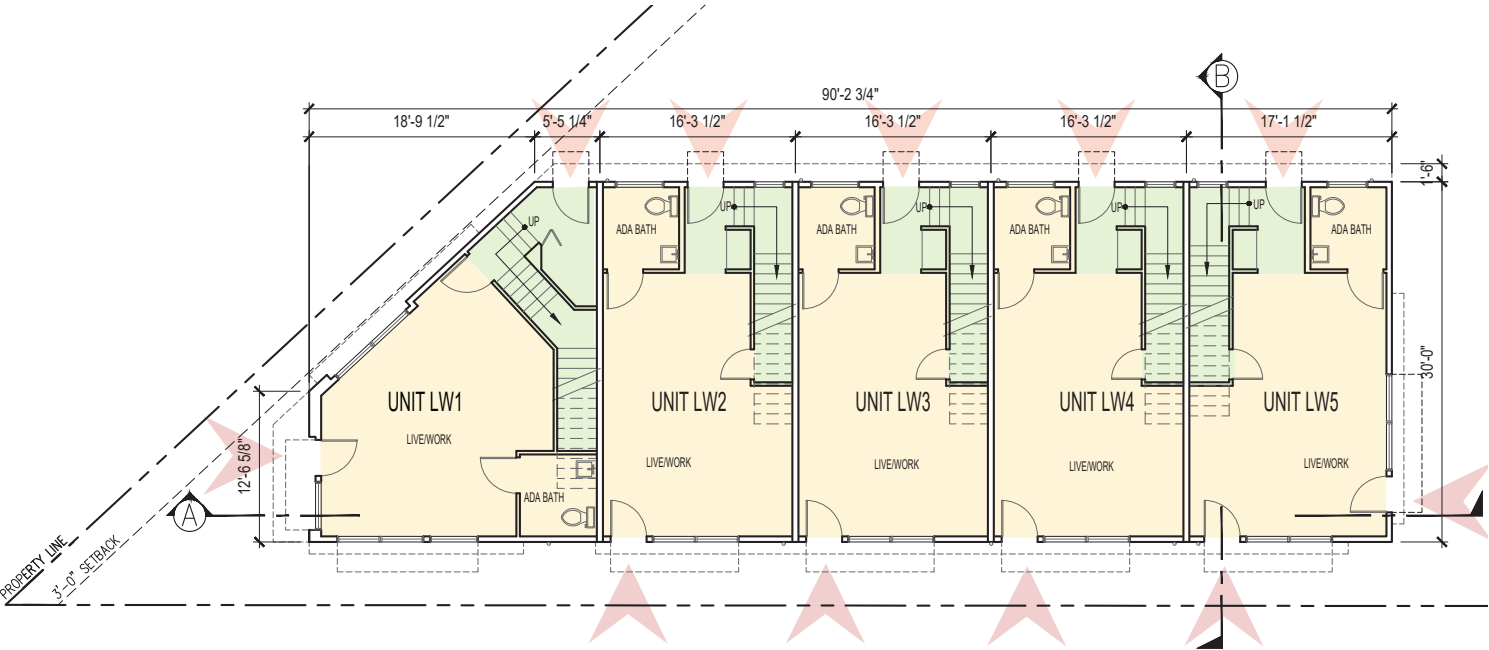
SEATTLE DESIGN GUIDELINES

- PL1-A Network of Open Spaces
- PL1-B Walkways and Connections

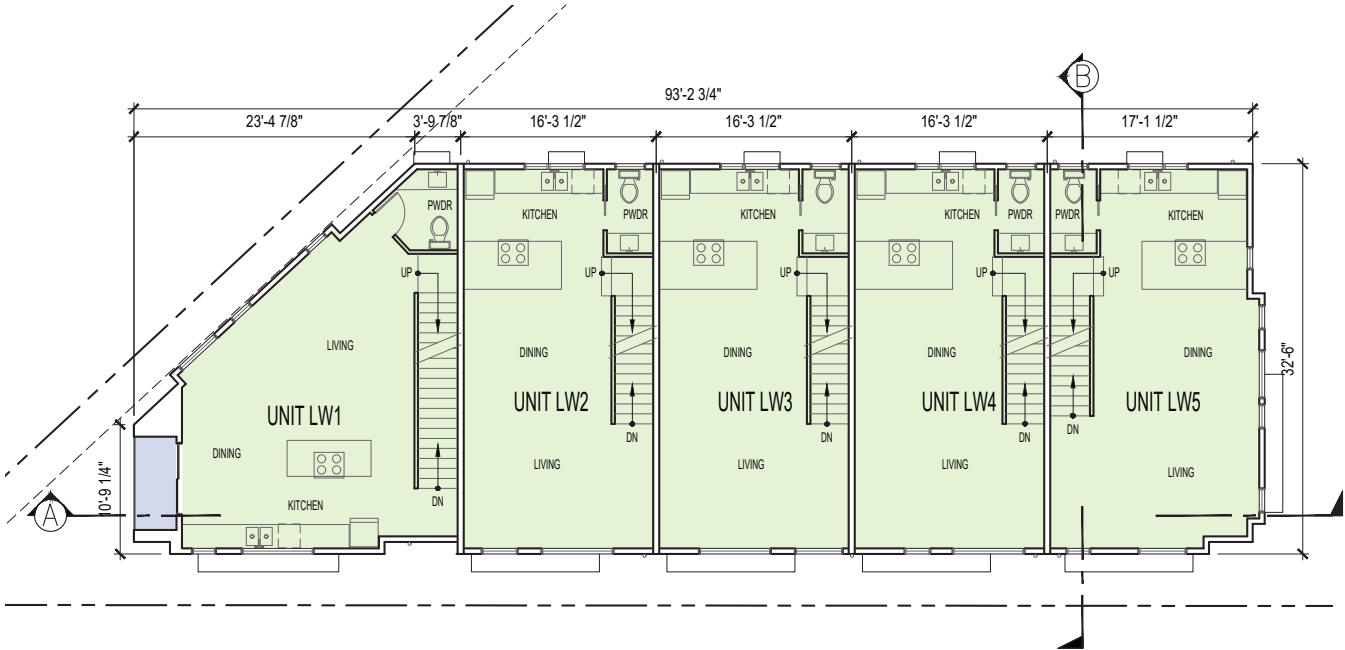
RESPONSE

Unfortunately, we have been unable to connect/coordinate with the development team to the south to provide a shared access/connection point. The proposed pedestrian experience/access adjacent to the south property line provides individual entries recessed 3'-0" to provide a sense of privacy and a 2'-6" landscape strip adjacent to the south property line. No fence is proposed at the south property line and it is hoped that the south development will also provide no fence and their grades will coordinate so that both development facades are exposed.

FLOOR PLANS | Live/work Building



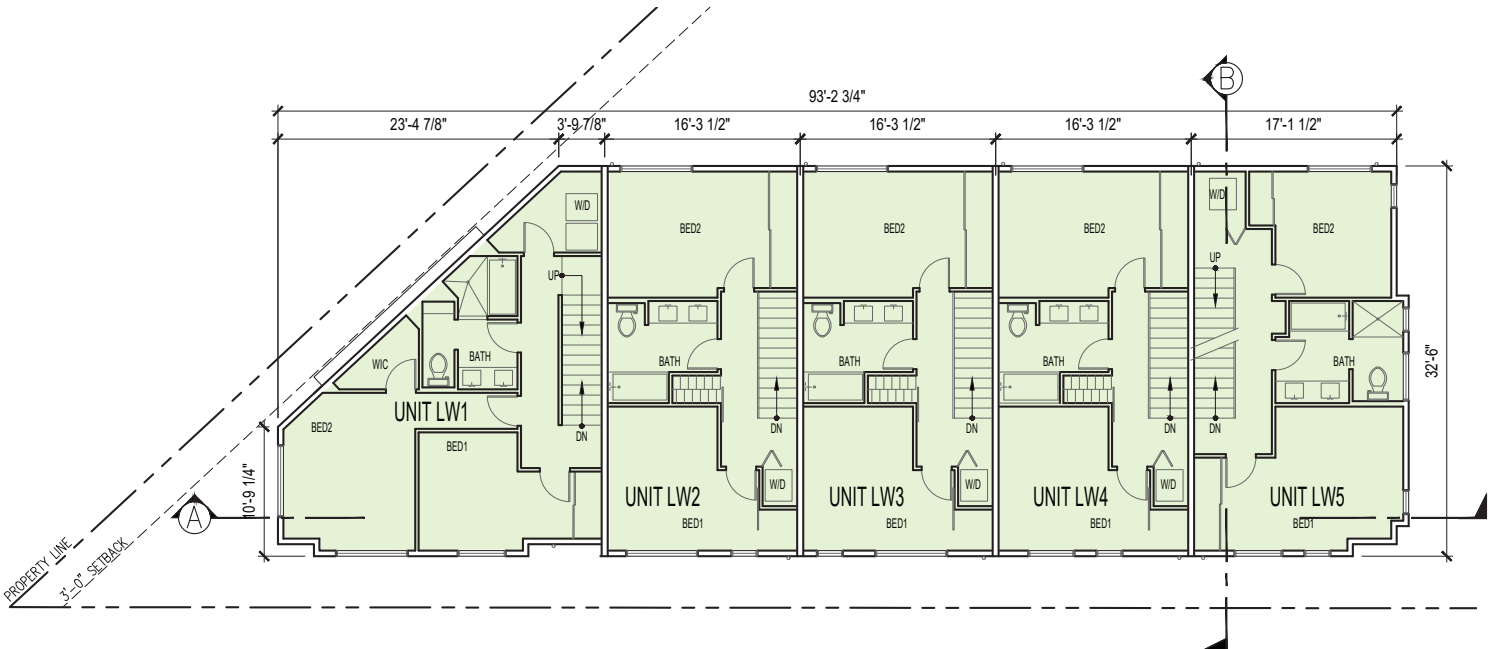
MAIN LEVEL



LEVEL 2

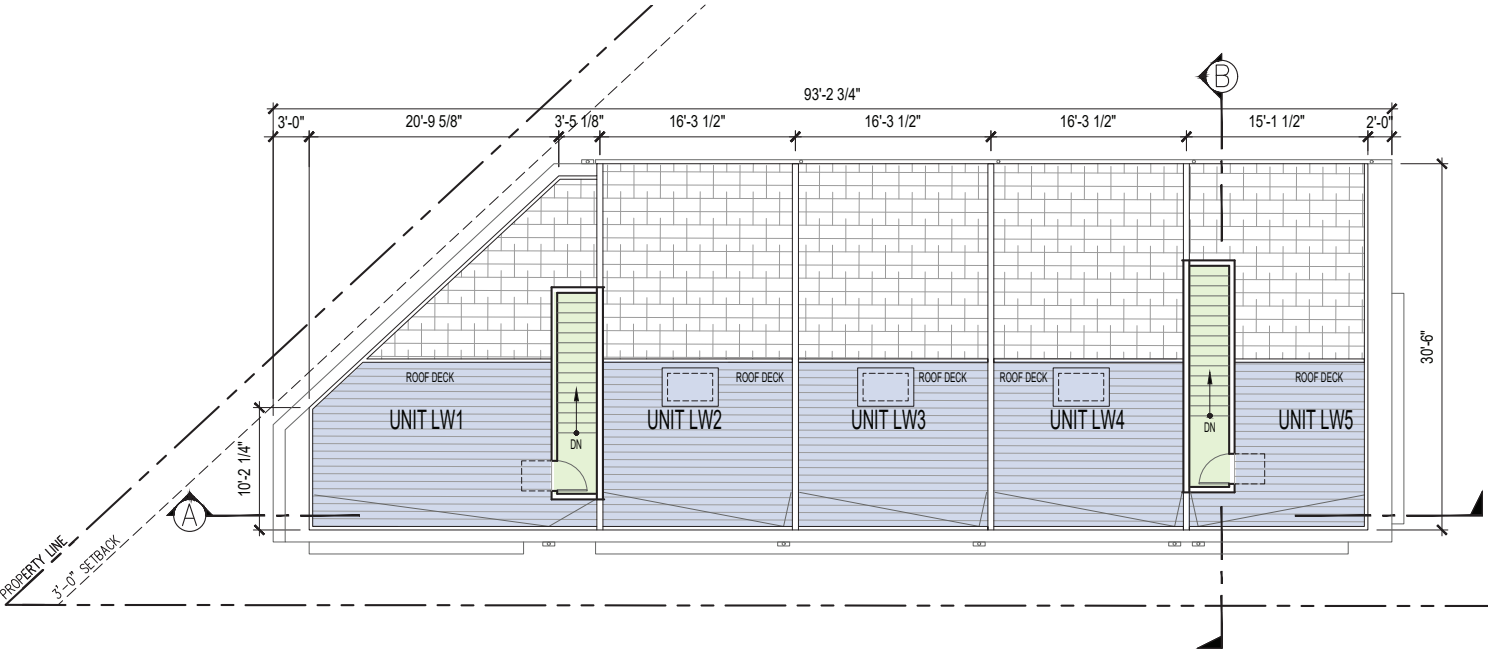
- PROGRAM:
- Commercial
 - Residential
 - Amenity Deck

- ACCESS:
- Commercial Entry
 - Residential Entry
 - Vehicular Access

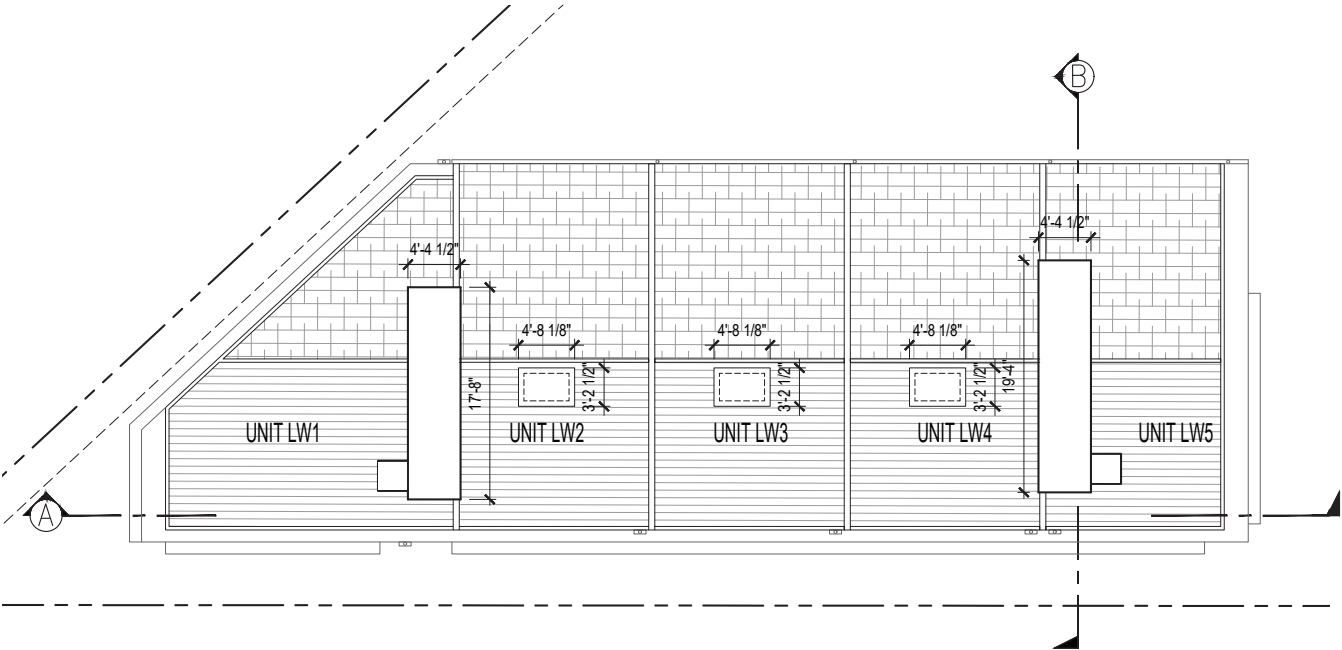


LEVEL 3

FLOOR PLANS | Live/work Building



ROOF DECK



ROOF

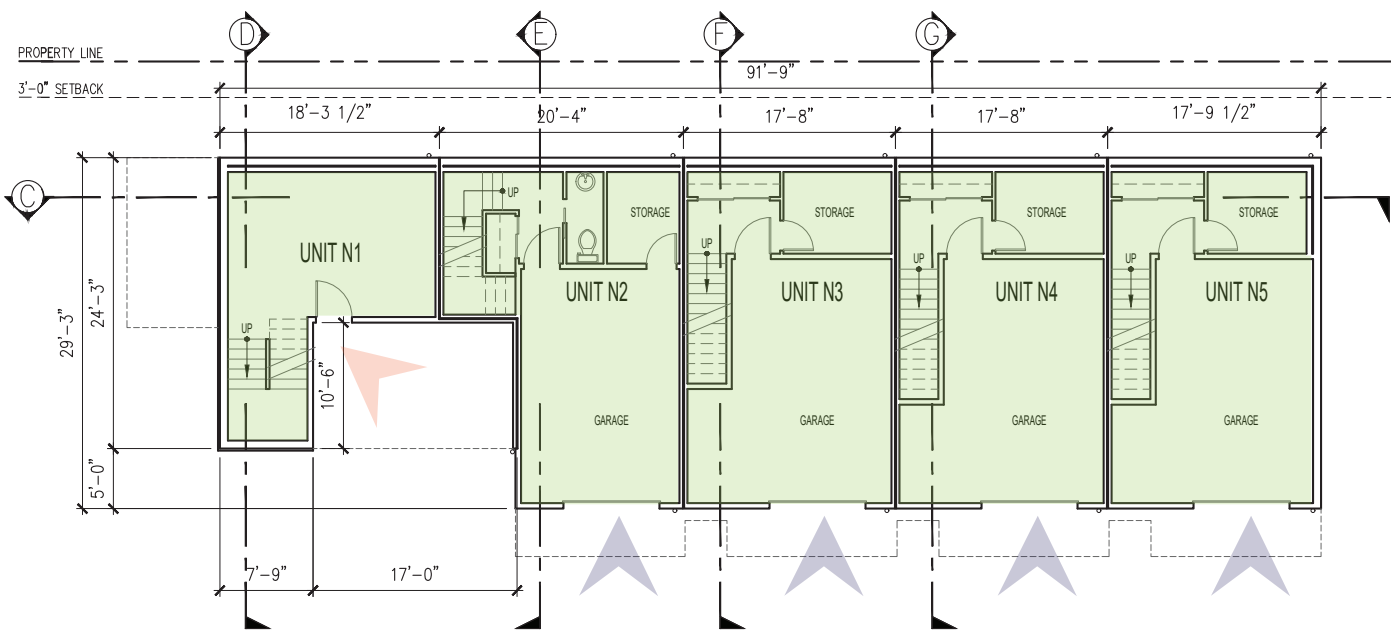
PROGRAM:

- Commercial
- Residential
- Amenity Deck

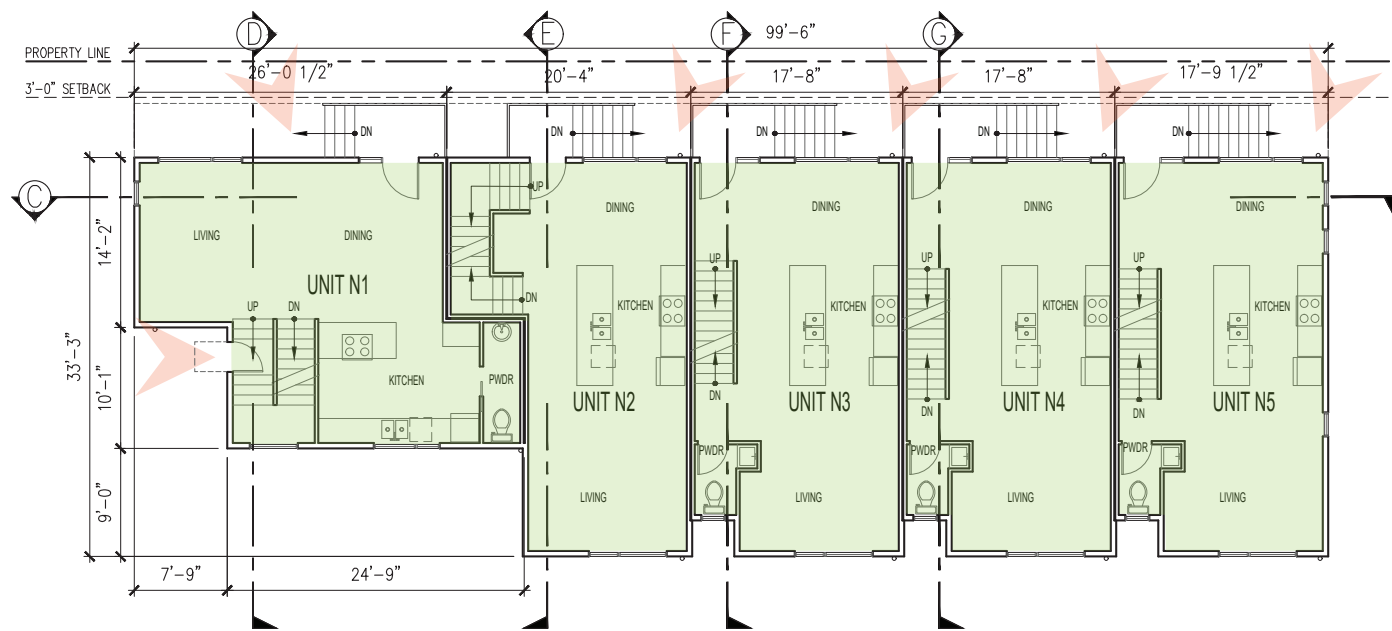
ACCESS:

- Commercial Entry
- Residential Entry
- Vehicular Access

FLOOR PLANS | North Building



LEVEL B1



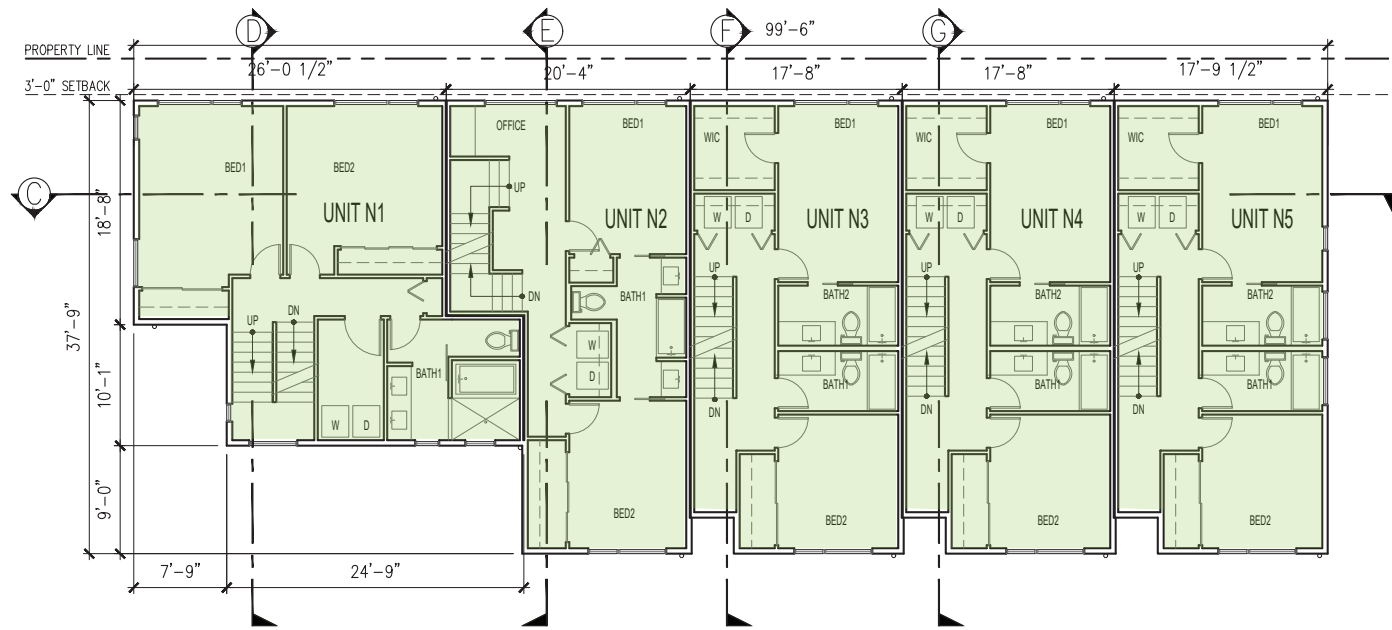
MAIN LEVEL

PROGRAM:

- Commercial
- Residential
- Amenity Deck

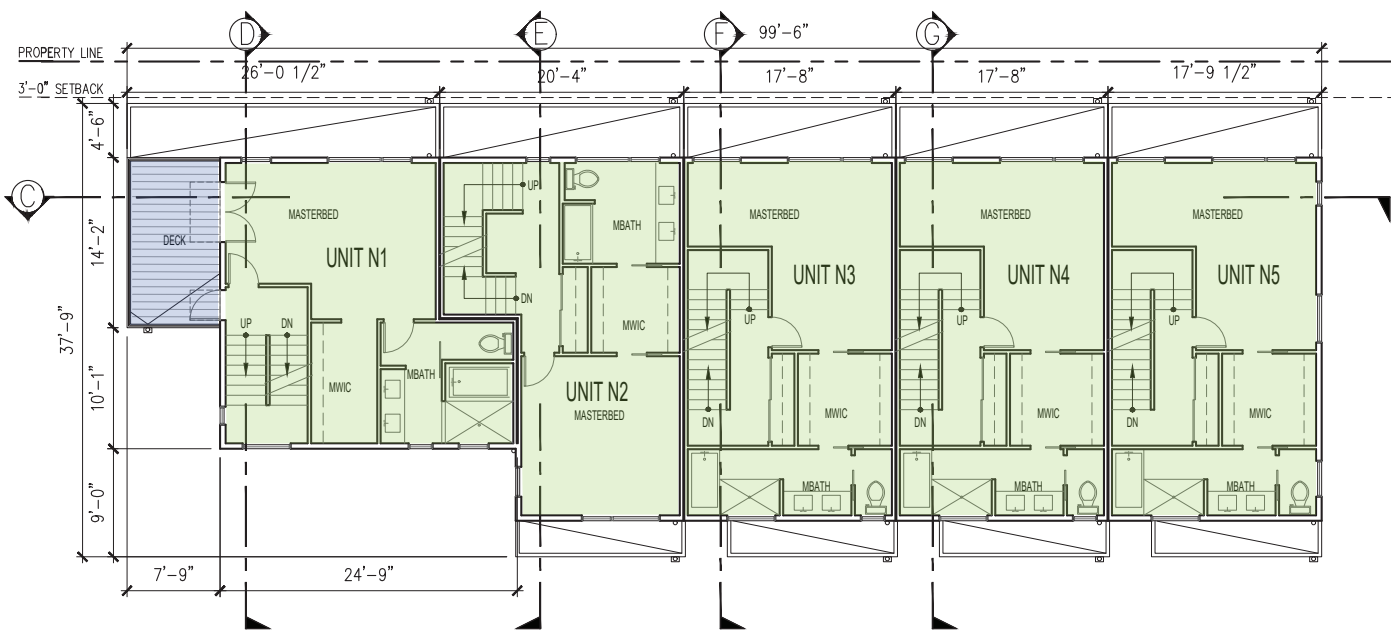
ACCESS:

- Commercial Entry
- Residential Entry
- Vehicular Access

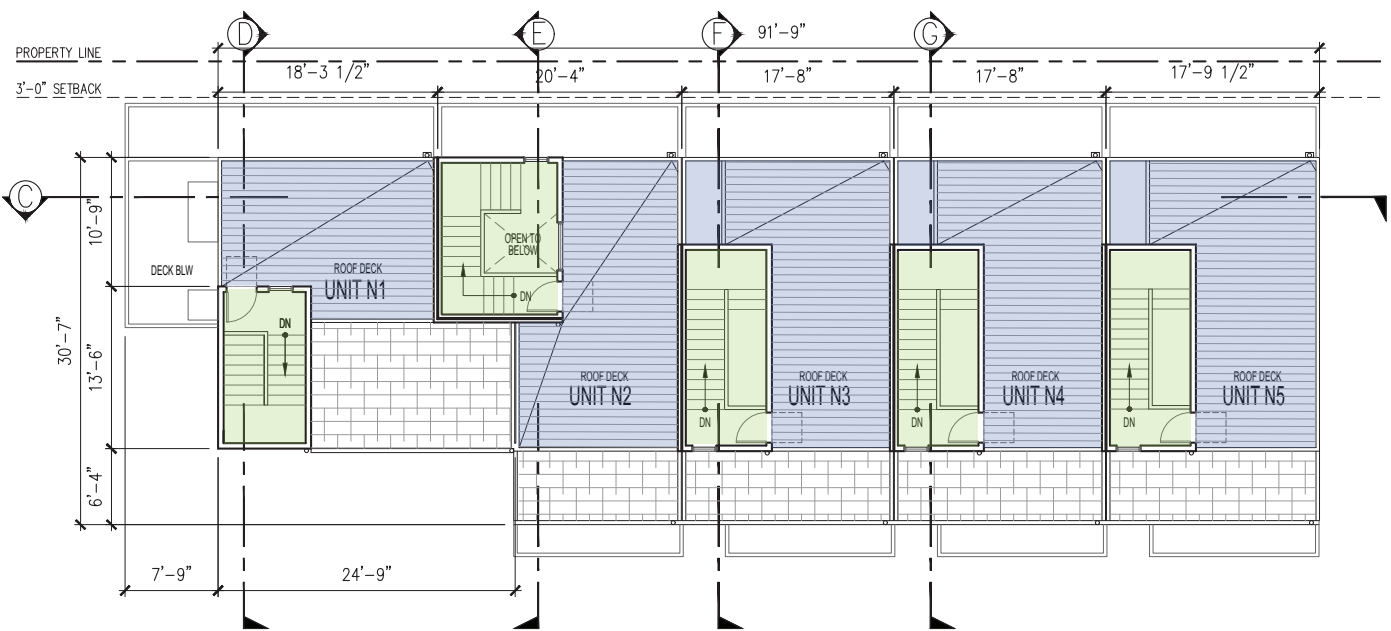


LEVEL 2

FLOOR PLANS | North Building



LEVEL 3



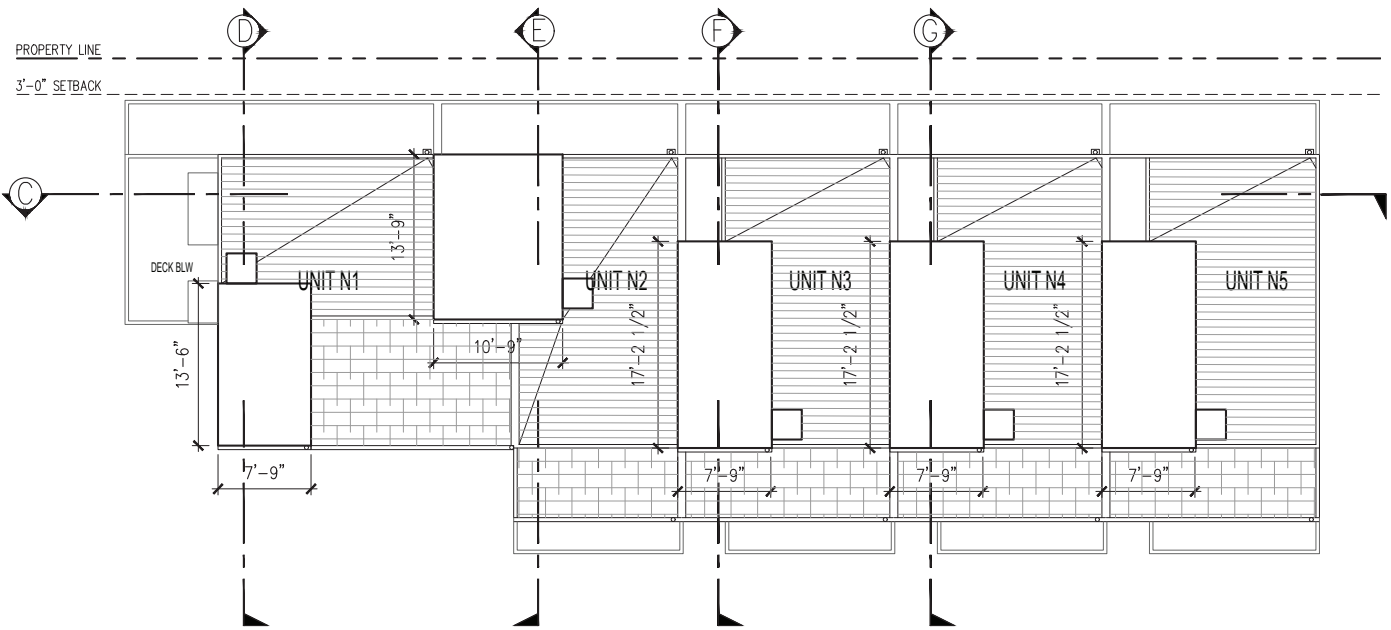
ROOF DECK

PROGRAM:

- Commercial
- Residential
- Amenity Deck

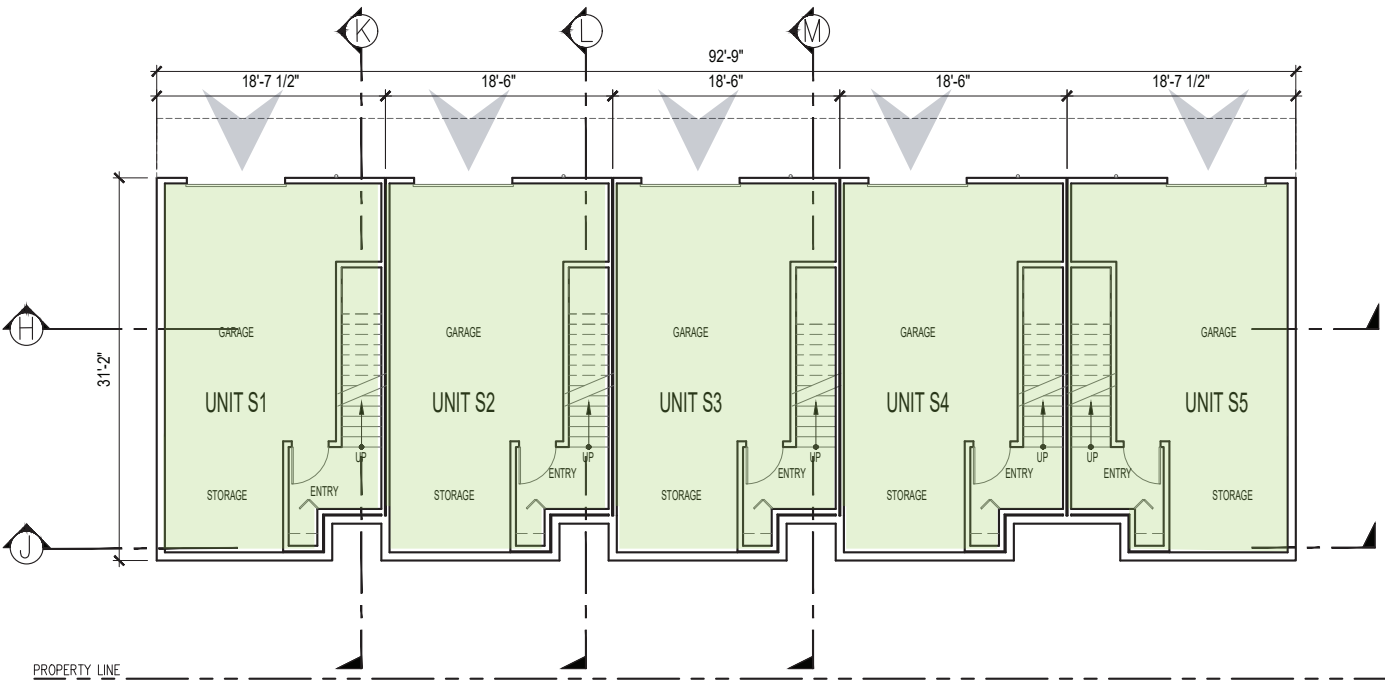
ACCESS:

- Commercial Entry
- Residential Entry
- Vehicular Access



ROOF

FLOOR PLANS | South Building



LEVEL B1



MAIN LEVEL

PROGRAM:

- Commercial
- Residential
- Amenity Deck

ACCESS:

- Commercial Entry
- Residential Entry
- Vehicular Access

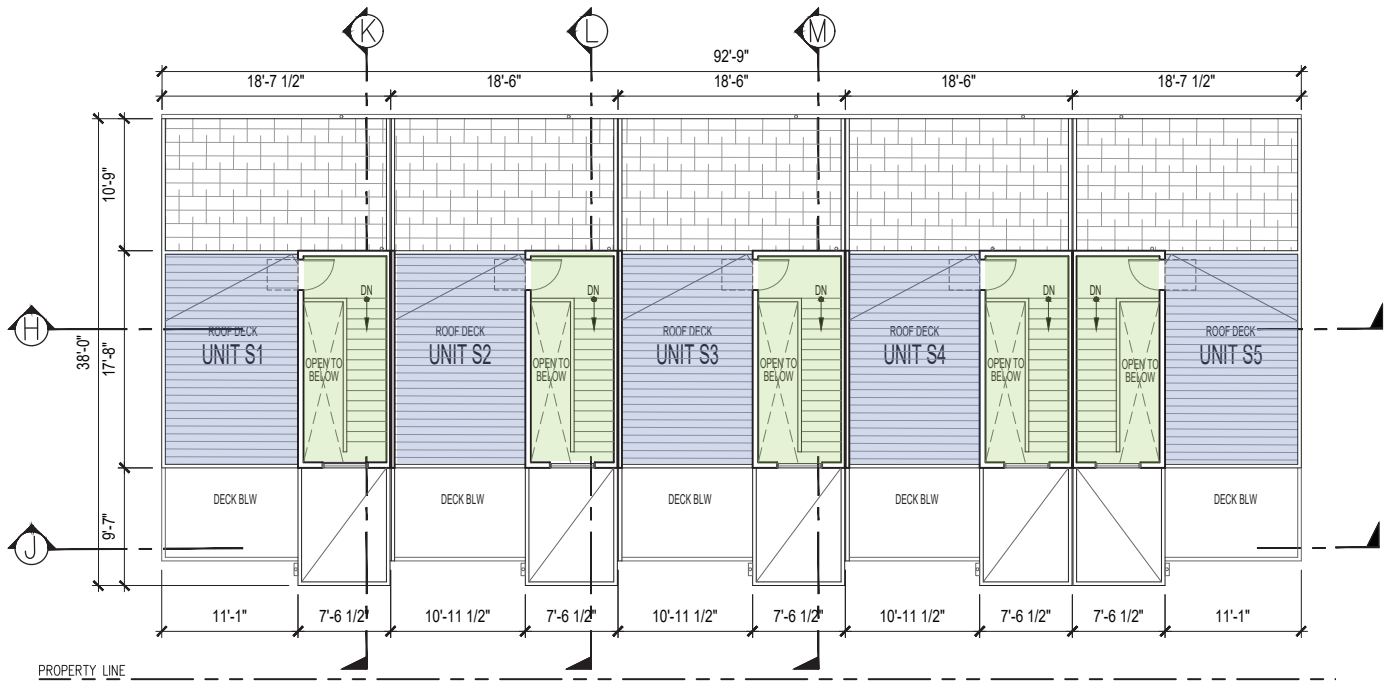


LEVEL 2

FLOOR PLANS | South Building



LEVEL 3



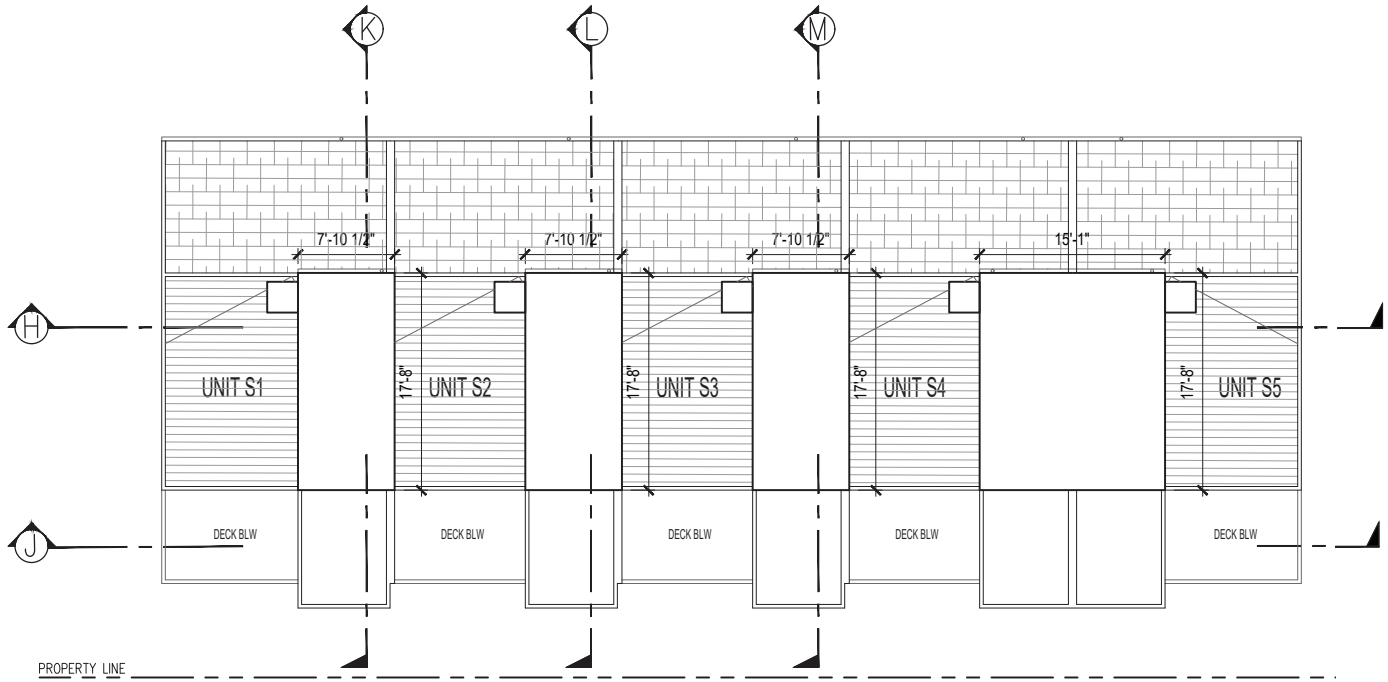
ROOF DECK

PROGRAM:

- Commercial
- Residential
- Amenity Deck

ACCESS:

- Commercial Entry
- Residential Entry
- Vehicular Access











































ROOF

COMPOSITE LANDSCAPE PLAN | Landscape Plan



COMPOSITE LANDSCAPE PLAN | Plants & Materials

SHRUBS:

| | | | | | | |
|--|---|---|--|--|--|--|
|  Feathered Reed Grass |  Prairie Fire Sedge |  Hybrid Hellebore |  Japanese Blood Grass |  Compact Oregon Grape |  Green Showers Boston Ivy |  Spirea |
|  |  |  |  |  |  |  |
|  Variegated Japanese Sedge |  Bleeding Heart |  Sieboldiana Elegans Hosta |  Hidcote Blue Lavender |  Woods Dwarf Heavenly Bamboo |  Hamlen Dwarf Fountain Grass |  Evergreen Huckleberry |
|  |  |  |  |  |  |  |
|  Everoro Japanese Sedge |  Sapphire Foundation Blue Oat Grass |  Oakleaf Hydrangea |  Rainbow Leucothoe |  Goshiki Holly Olive |  New Zealand Flax Olive | |
|  |  |  |  |  |  | |

COMPOSITE LANDSCAPE PLAN | Plants & Materials

TREES:

 Vine Maple



 Flowering Dogwood



 'Autumn Brilliance' Serviceberry



 European Beech



 Weeping Nootka False Cypress



 Ruby Vase Persian Parrotia



SOFTSCAPES:

 Burgundy Glow Bugleweed Native



 Common Periwinkle Native



 Kinnikinnick Native



 Perennial Ryegrass Native



HARDSCAPES:

 Permeable Pavement



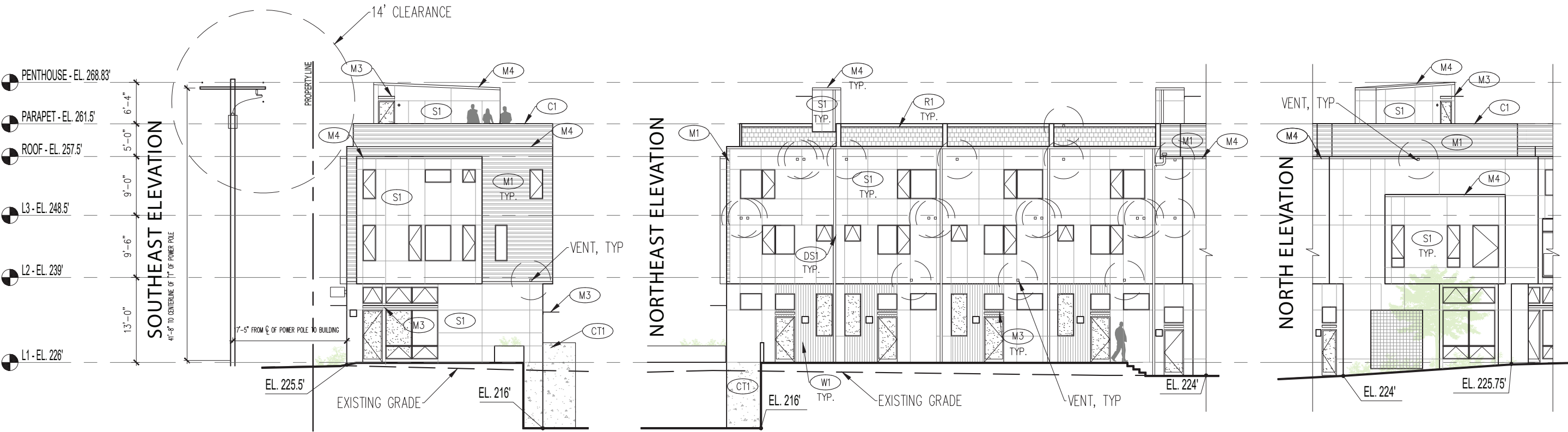
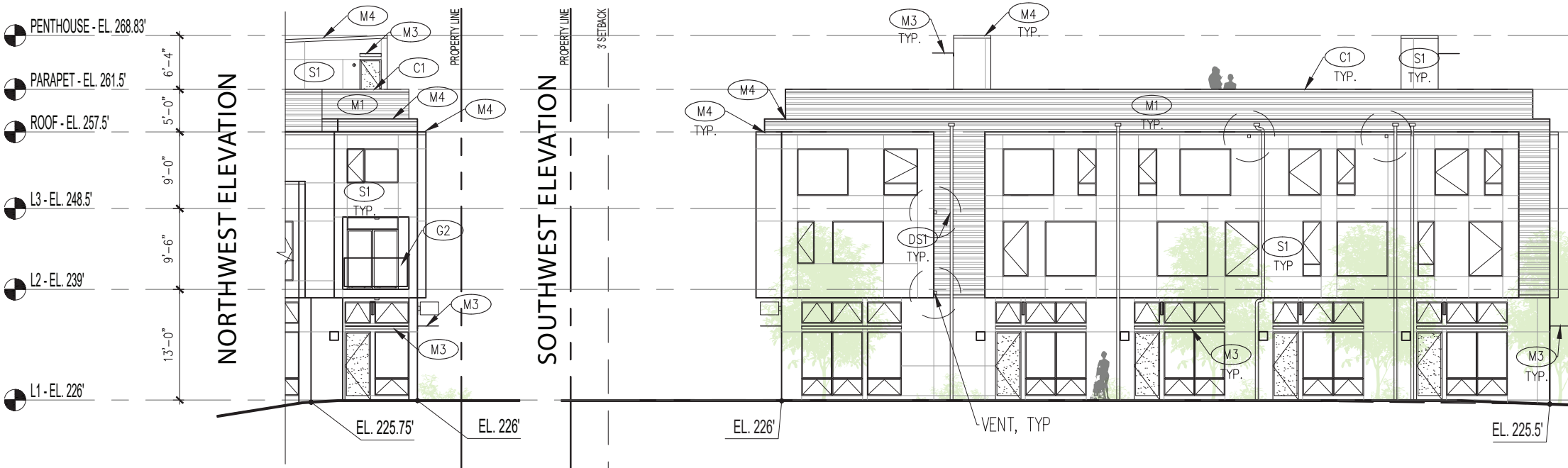
 Concrete



ELEVATIONS | Live/work Building

MATERIALS:

- CT1 EXPOSED CONCRETE - SEALED
- S1 CEMENTITIOUS PANEL SIDING - COLOR SW 7102 'WHITE FLOUR'
- S2 CEMENTITIOUS PANEL SIDING - COLOR SW 6910 'DAISY'
- M1 METAL SIDING - HENDRICK BWR360 - 'BRITE RED'
- M2 METAL CANOPY - COLOR SW 6910 'DAISY'
- M3 METAL CANOPY - COLOR TO MATCH 'BRITE RED'
- M4 METAL FLASHING STRIP - GALVANIZED
- W1 FIBER CEMENT SIDING - NICHHA VINTAGEWOOD - 'BARK'
- D1 GARAGE DOOR - COLOR SW 6910 'DAISY'
- D2 DOOR - COLOR SW 6910 'DAISY'
- C1 PREFINISHED METAL COPING - GALVANIZED
- DS1 DOWNSPOUT, GUTTER AND SCUPPER BOX - GALVANIZED
- G1 GUARDRAIL - GALVANIZED METAL GRATE
- G2 GUARDRAIL - GLAZING
- R1 SHINGLE ROOFING - COLOR CHARCOAL



ELEVATIONS | North Building








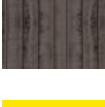



ELEVATIONS | South Building



MATERIAL & COLOR PALETTE | Live/work Building

MATERIALS:

-  CEMENTITIOUS PANEL SIDING;
HARDIEPANEL VERTICAL SIDING SMOOTH
COLOR – SW 7102 WHITE FLOUR
-  METAL SIDING:
HENRICK BWR360
COLOR – BRITE RED
-  METAL CANOPY:
COLOR – TO MATCH BRITE RED
-  SHINGLE ROOFING:
ASPHALT SHINGLE
COLOR – CHARCOAL
-  CEMENTITIOUS PANEL SIDING;
HARDIEPANEL VERTICAL SIDING SMOOTH
COLOR – SW 6910 DAISY
-  METAL CANOPY:
COLOR – SW 6910 DAISY
-  GAURDRAIL:
MATERIAL – GALVANIZED METAL GRATE
-  FIBER CEMENT SIDING:
NICHHA VINTAGEWOOD
COLOR – BARK
-  GARAGE DOOR:
COLOR – SW 6910 DAISY

NORTHWEST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHEAST ELEVATION








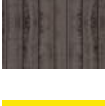



NORTH ELEVATION

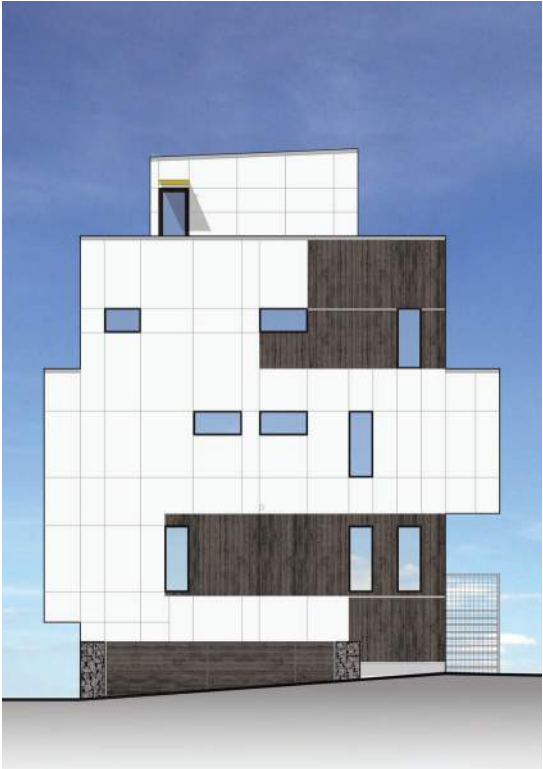


MATERIAL & COLOR PALETTE | North Building

MATERIALS:

-  CEMENTITIOUS PANEL SIDING;
HARDIEPANEL VERTICAL SIDING SMOOTH
COLOR – SW 7102 WHITE FLOUR
-  METAL SIDING:
HENRICK BWR360
COLOR – BRITE RED
-  METAL CANOPY:
COLOR – TO MATCH BRITE RED
-  SHINGLE ROOFING:
ASPHALT SHINGLE
COLOR – CHARCOAL
-  CEMENTITIOUS PANEL SIDING;
HARDIEPANEL VERTICAL SIDING SMOOTH
COLOR – SW 6910 DAISY
-  METAL CANOPY:
COLOR – SW 6910 DAISY
-  GAURDRAIL:
MATERIAL – GALVANIZED METAL GRATE
-  FIBER CEMENT SIDING:
NICHHA VINTAGEWOOD
COLOR – BARK
-  GARAGE DOOR:
COLOR – SW 6910 DAISY

EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION












SOUTH ELEVATION



MATERIAL & COLOR PALETTE | South Building

MATERIALS:

-  CEMENTITIOUS PANEL SIDING;
HARDIEPANEL VERTICAL SIDING SMOOTH
COLOR – SW 7102 WHITE FLOUR
-  METAL SIDING:
HENRICK BWR360
COLOR – BRITE RED
-  METAL CANOPY:
COLOR – TO MATCH BRITE RED
-  SHINGLE ROOFING:
ASPHALT SHINGLE
COLOR – CHARCOAL
-  CEMENTITIOUS PANEL SIDING;
HARDIEPANEL VERTICAL SIDING SMOOTH
COLOR – SW 6910 DAISY
-  METAL CANOPY:
COLOR – SW 6910 DAISY
-  GAURDRAIL:
MATERIAL – GALVANIZED METAL GRATE
-  FIBER CEMENT SIDING:
NICHHA VINTAGEWOOD
COLOR – BARK
-  GARAGE DOOR:
COLOR – SW 6910 DAISY

WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



MATERIALS:

- (CT1) EXPOSED CONCRETE – SEALED
- (S1) CEMENTITIOUS PANEL SIDING – COLOR SW 7102 'WHITE FLOUR'
- (S2) CEMENTITIOUS PANEL SIDING – COLOR SW 6910 'DAISY'
- (M1) METAL SIDING – HENDRICK BWR360 – 'BRITE RED'
- (M2) METAL CANOPY – COLOR SW 6910 'DAISY'
- (M3) METAL CANOPY – COLOR TO MATCH 'BRITE RED'
- (M4) METAL FLASHING STRIP – GALVANIZED
- (W1) FIBER CEMENT SIDING – NICHHA VINTAGEWOOD – 'BARK'
- (D1) GARAGE DOOR – COLOR SW 6910 'DAISY'
- (D2) DOOR – COLOR SW 6910 'DAISY'
- (C1) PREFINISHED METAL COPING – GALVANIZED
- (DS1) DOWNSPOUT, GUTTER AND SCUPPER BOX – GALVANIZED
- (G1) GUARDRAIL – GALVANIZED METAL GRATE
- (G2) GUARDRAIL – GLAZING
- (R1) SHINGLE ROOFING – COLOR CHARCOAL









RENDERINGS | Trash Enclosure & Driveway



EXTERIOR LIGHTING PLAN | Fixtures & Locations

LIGHT LEGEND:



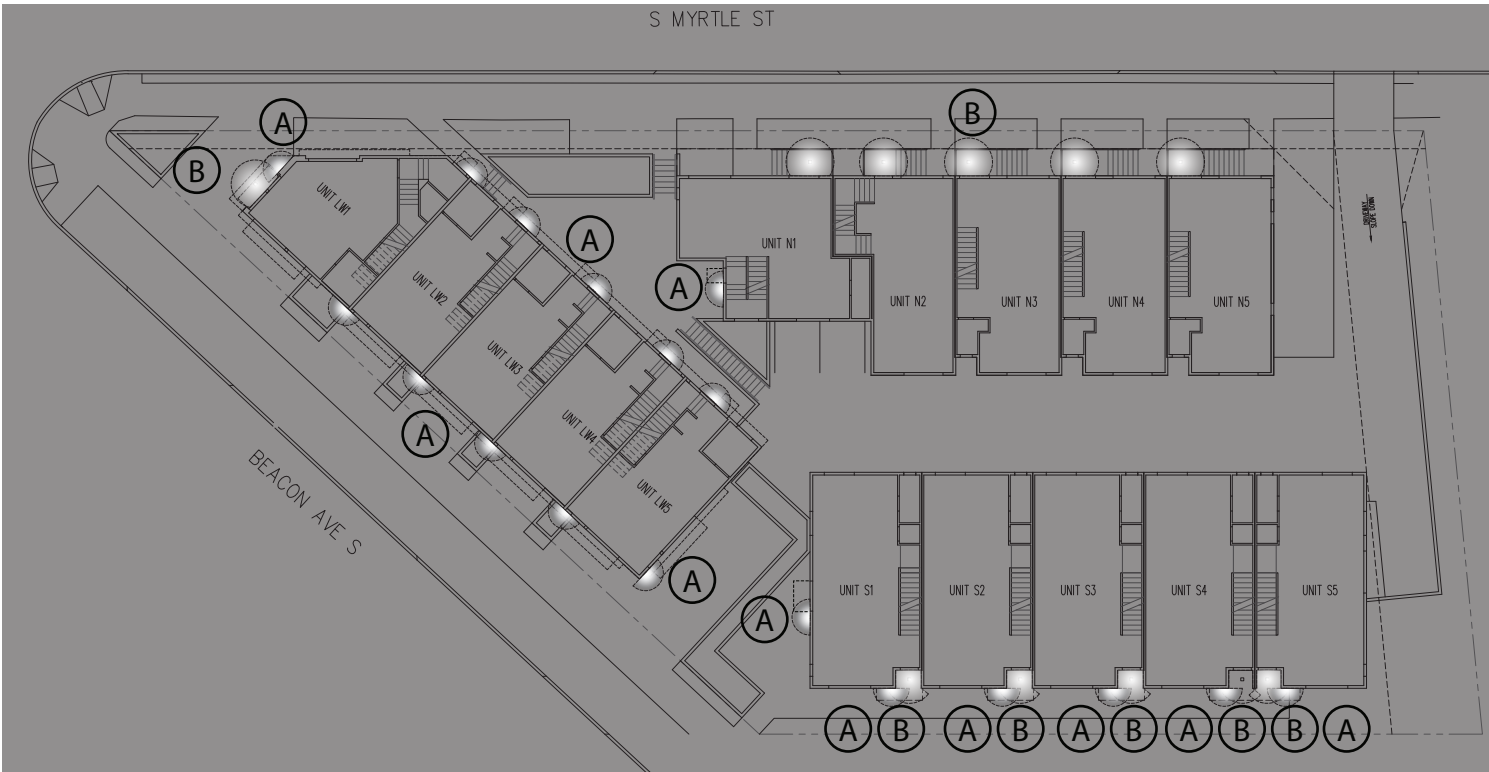
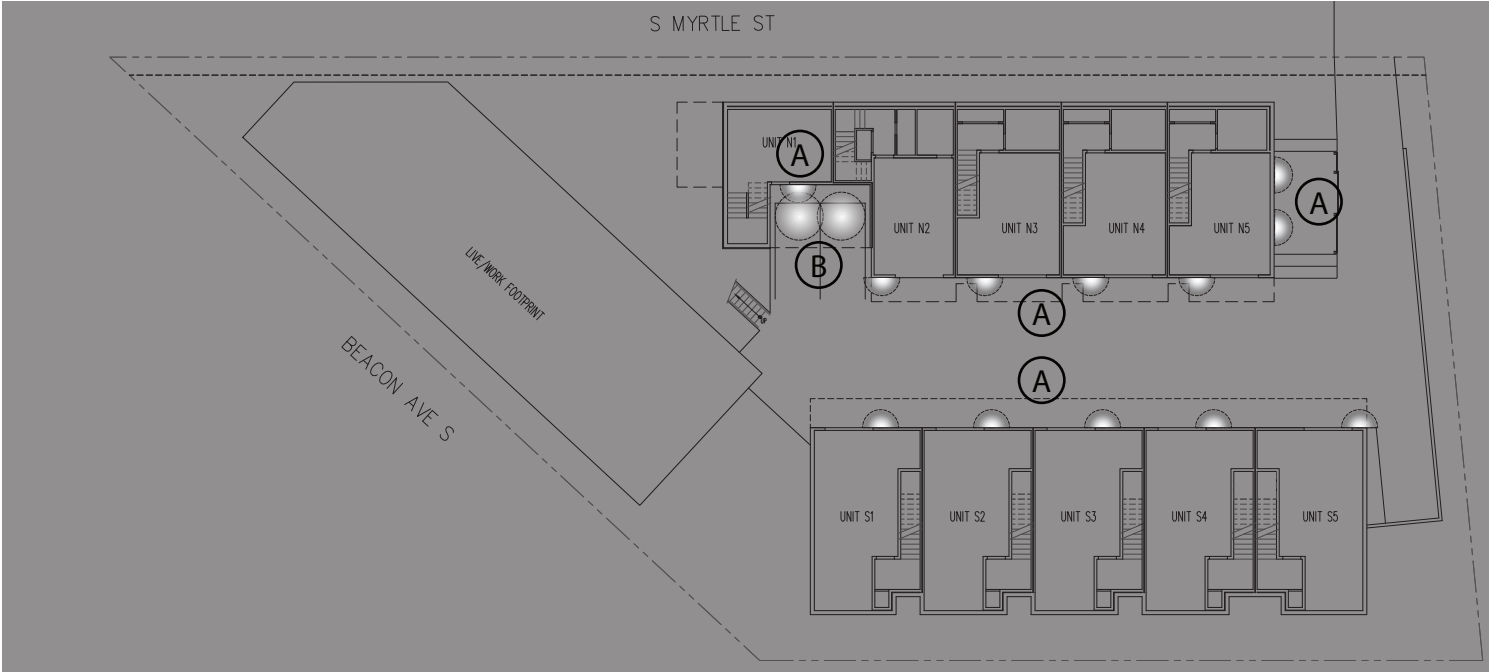
LumenArt - AWL 60.1 UNV
Wall Mount - White
6 Watts



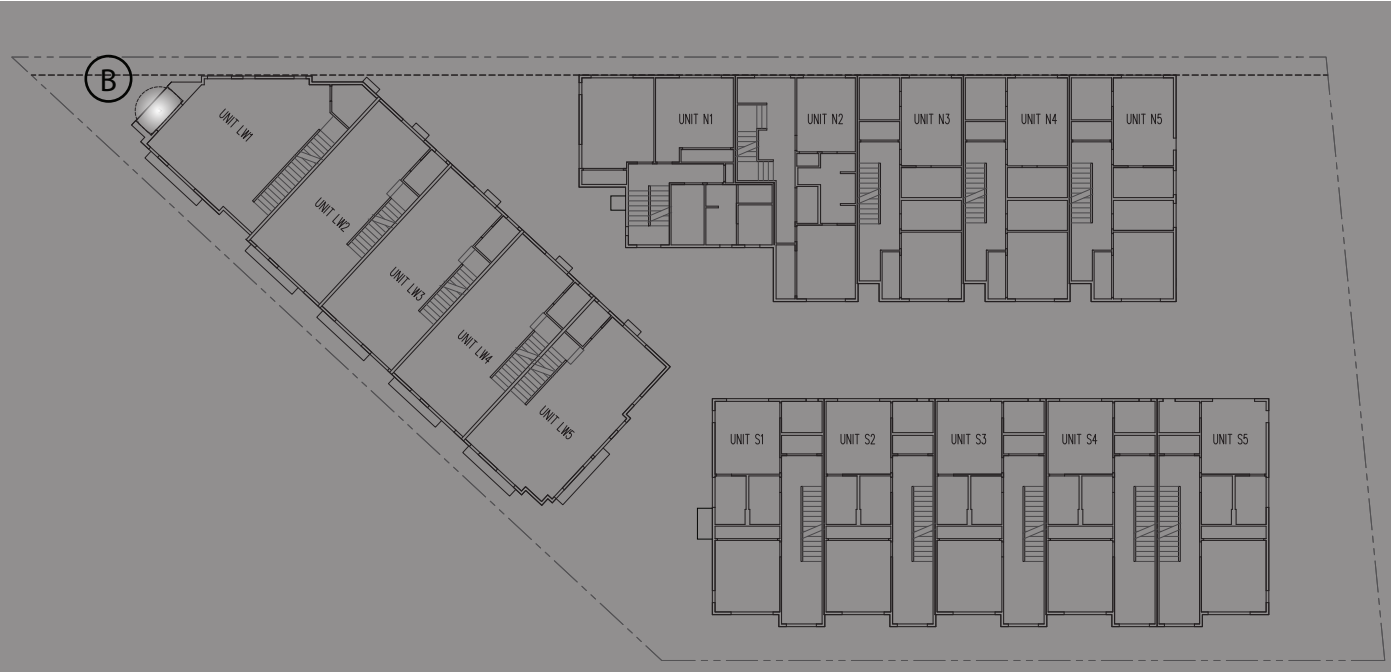
Philips - Lightolier C4RDL
Surface Mount
16 Watts



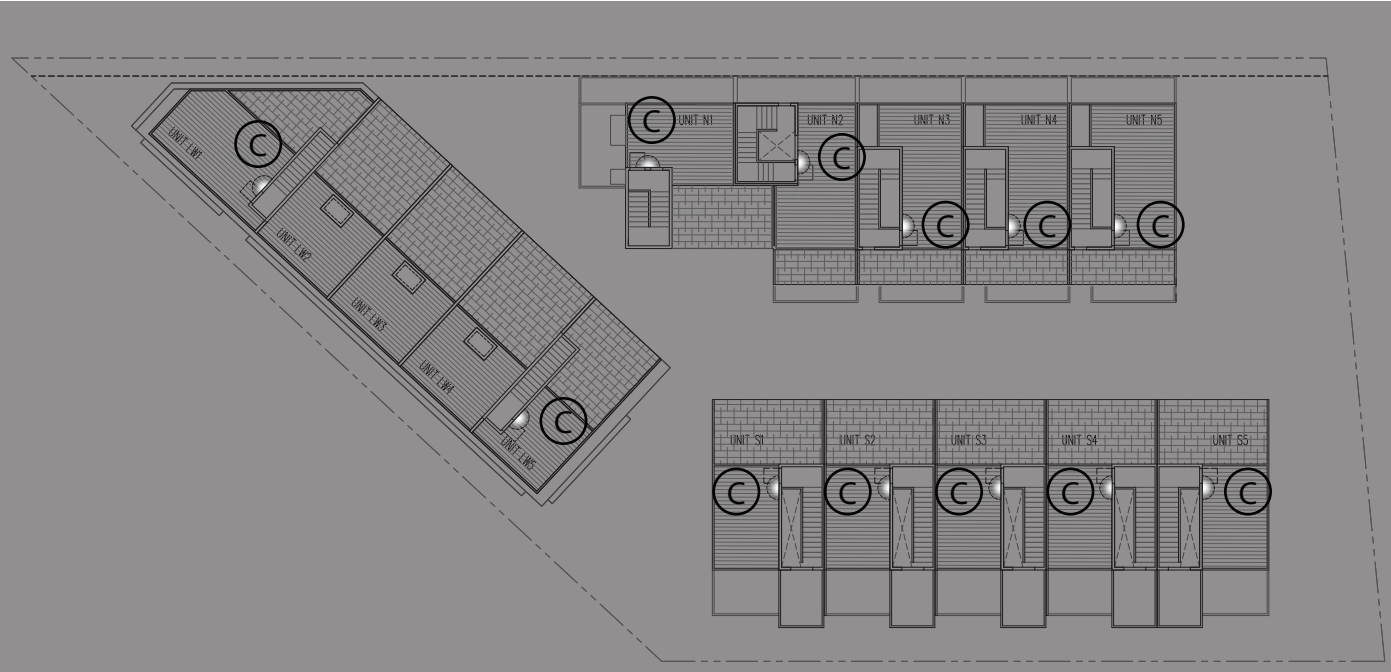
Lithonia Lighting - VC42LM6
Wall Mount
42 Watts



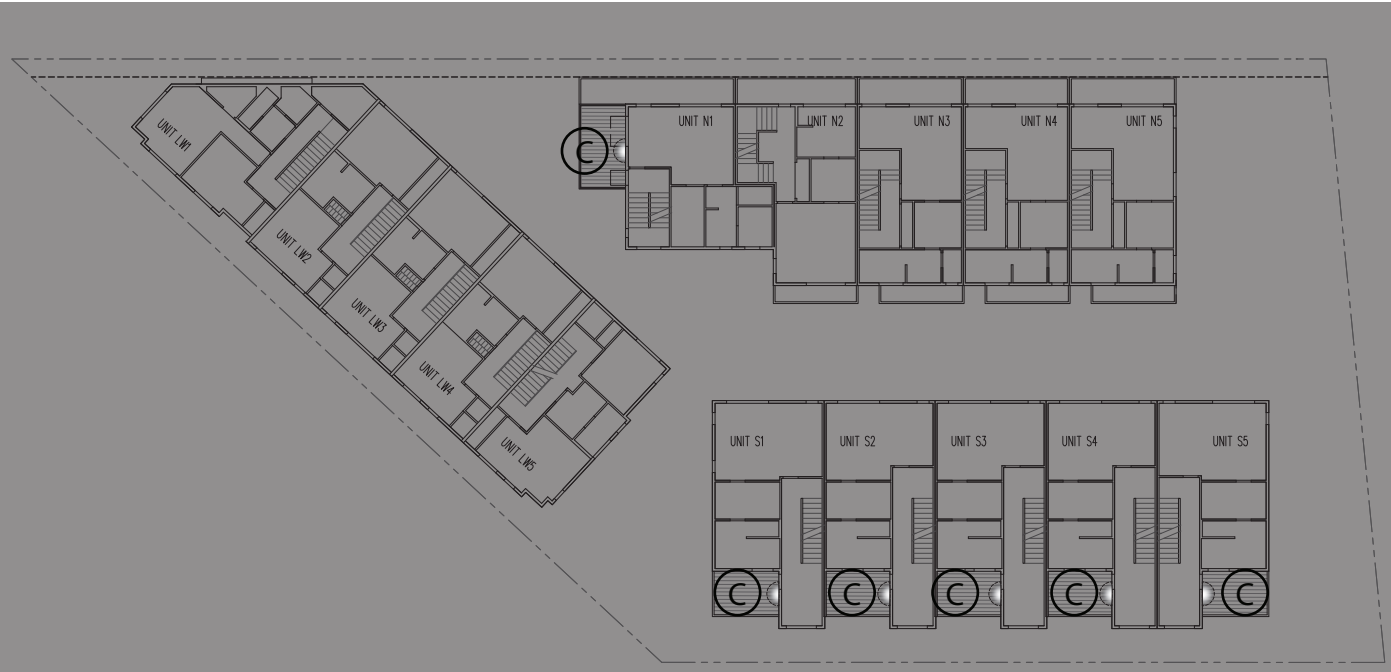
EXTERIOR LIGHTING PLAN | Fixtures & Locations



LEVEL 2 ⓘ



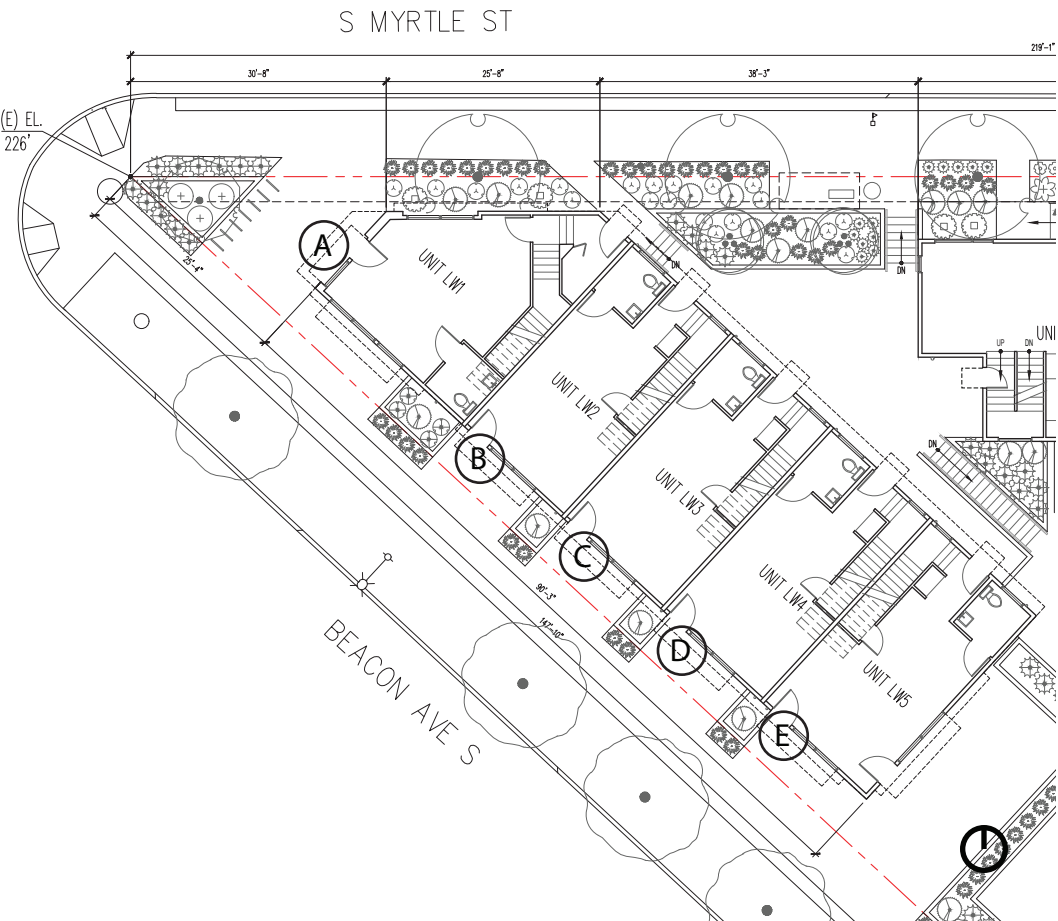
ROOF DECK ⓘ



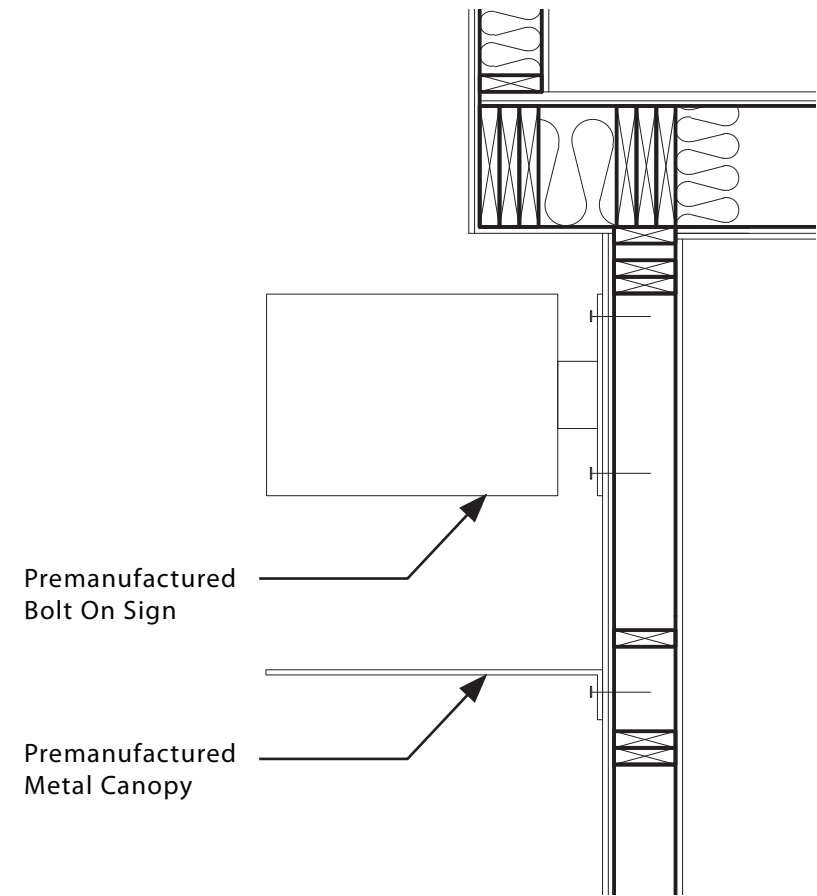
LEVEL 3 ⓘ

SIGNAGE CONCEPT PLAN | Design & Locations

COMMERCIAL SIGNAGE LOCATIONS



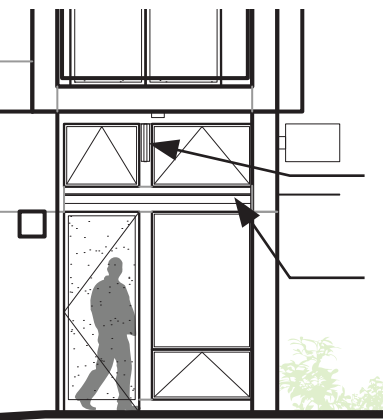
SIGNAGE DETAIL



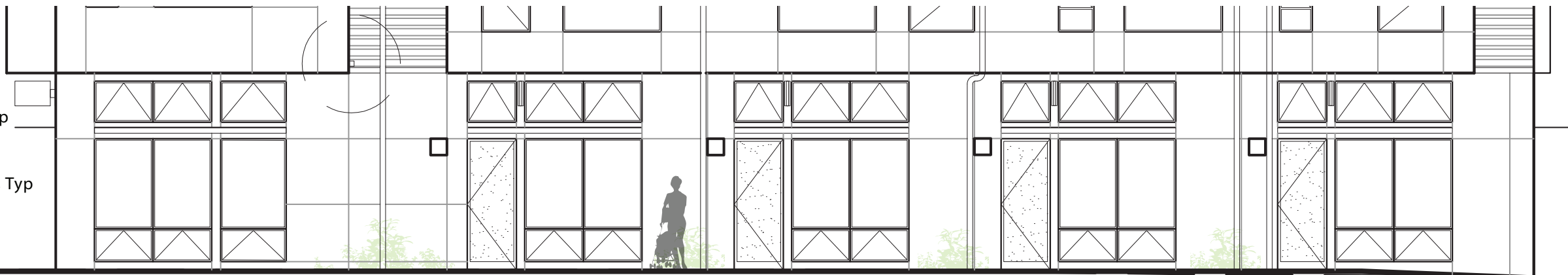
SIGNAGE EXAMPLE



LIVE/WORK BUILDING
NORTHWEST ELEVATION



LIVE/WORK BUILDING
NORTHWEST ELEVATION



A

B

C

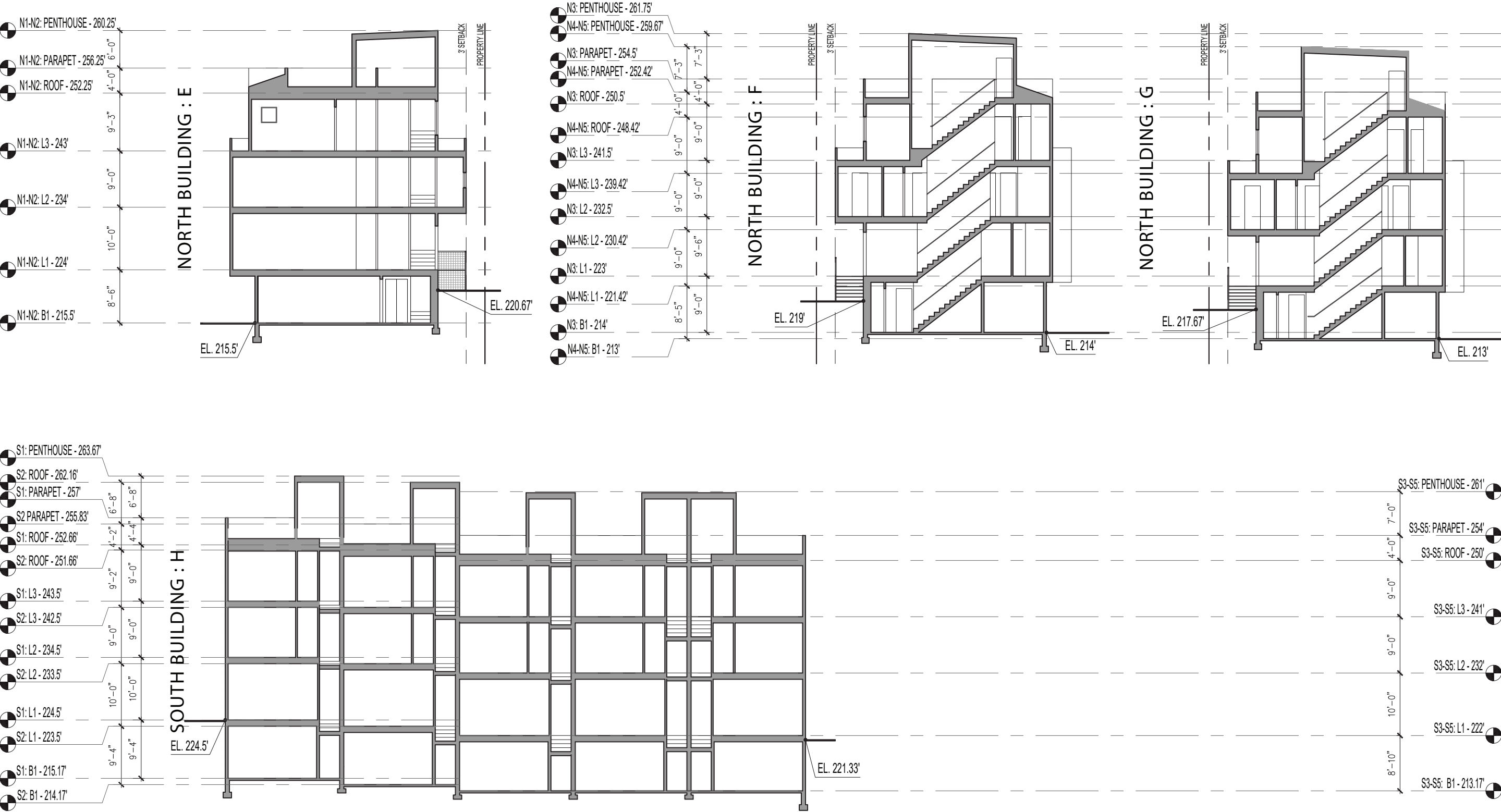
D

E

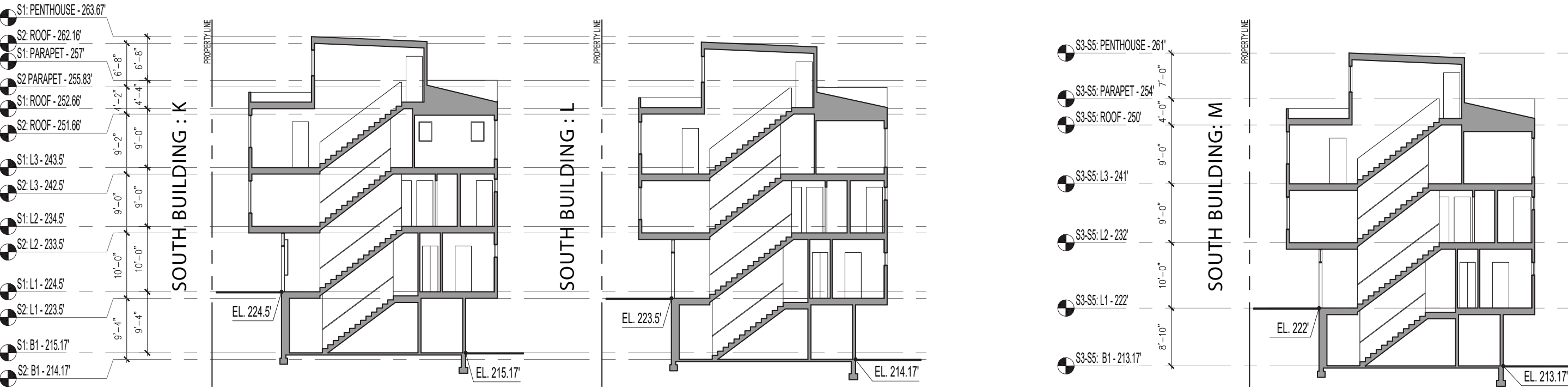
BUILDING SECTIONS | Sections A - D



BUILDING SECTIONS | Sections E - H



BUILDING SECTIONS | Sections J - M



STREET-LEVEL USES

STREET-LEVEL USES PER SMC 23.47A.005

- C. Residential uses at street-level
- C.1. In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations:
- C.1.d. Within an NC1 zone

REQUEST

The requested departure, to increase the percentage of residential use along S Myrtle St, is due to visibility, lack of parking, and better transition to the SF 5000 zoning to the east.

The visibility to vehicular and pedestrian traffic is crucial to the success of commercial uses. As the S Myrtle St grade drops in elevation heading east from the intersection the visibility of street level commercial uses is limited.

S MYRTLE STREET REQUIRED:

| Bldg: | Facade Length | Commercial Portion | Residential Portion |
|---------------------------------|---------------|--------------------|---------------------|
| Live/Work: | 38.19' | 38.19' | 0.0' |
| North: | 99.5' | 110.15' | 27.54' |
| Total Length: 137.69' | | | |
| % Street-Level Residential: 20% | | | |
| % Street-Level Commercial: 80% | | | |

S MYRTLE STREET PROPOSED:

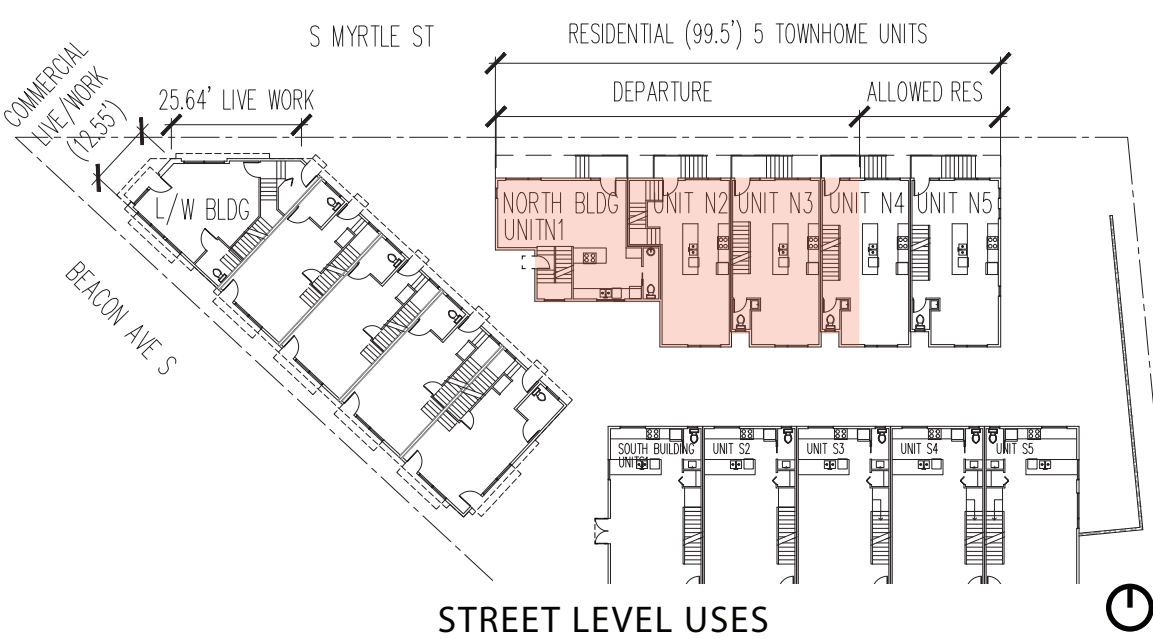
| Bldg: | Facade Length | Commercial Portion | Residential Portion |
|---|---------------|--------------------|---------------------|
| Live/Work: | 38.19' | 38.19' | 0.0' |
| North: | 99.5' | 0.0' | 99.5' |
| Total Length: 137.69' | | | |
| Street-Level Residential Percentage: 72.26% | | | |
| Street-Level Commercial Percentage: 27.74% | | | |

SEATTLE DESIGN GUIDELINES

CS2-D Height, Bulk, and Scale

The departure eliminates commercial requirements at S Myrtle St to provide an appropriate transition to complement the SF Residential Zoning to the east. Additionally, the north structure is set back 25'-8" from the east property line and does not utilize the 4' height bonus and is thus subject to a 30'-0" height limit compatible with SF 5000 Zoning. The departure provides a 25'-8" setback from the SF residential zoning to the east. In addition, the east elevation fenestration is limited to minimize disrupting the privacy and outdoor activities of adjacent residents.

CODE REQUIRED AREA FOR COMMERCIAL USE



TRANSPARENCY

STREET-LEVEL DEVELOPMENT STANDARDS PER SMC 23.47A.008

- B. Non-residential street-level requirements
- B.2 Transparency
- B.2.a Sixty percent of the street-facing facade between 2’ and 8’ above the sidewalk shall be transparent.

REQUEST

The requested departure, to reduce the required percentage of transparency for live/work unit 1 along S Myrtle St, is due to internal unit layout and maintenance of facade rhythm of proposed fenestration patterns. While it is feasible to obtain the 60% transparency by adding an additional 44.56 SF of glazing to the north and northwest elevations, it is desired to minimize the transparency on these facades. The proposed layout of live/work unit 1 includes a door to the residential stair along the north exterior wall. Providing the additional transparency at the north elevation would place additional glazing adjacent to the door in an open position. The reduction will also help maintain the facade rhythm of proposed fenestration patterns as it pertains to the adjacent north building along S Myrtle St.

S MYRTLE ST - LIVE/WORK BUILDING REQUIRED:

| Elevation | Facade Area | Transparency Area |
|-----------------------------|-------------|-------------------|
| North: | 153.9 SF | 74.58 SF |
| Northwest: | 75.4 SF | 63.0 SF |
| Total Area: | 229.3 SF | 137.58 SF |
| Transparent Percentage: 60% | | |

S MYRTLE ST - LIVE/WORK BUILDING PROPOSED:

| Elevation | Facade Area | Transparency Area |
|--------------------------------|-------------|-------------------|
| North: | 153.9 SF | 48.0 SF |
| Northwest: | 75.4 SF | 45.0 SF |
| Total Area: | 229.3 SF | 93.0 SF |
| Transparent Percentage: 40.57% | | |

SEATTLE DESIGN GUIDELINES

- DS2-B Architectural and Facade Composition
To alleviate the limitation on transparency the exterior wall is provided with landscaped trellis (green wall) to provide texture and human scale and break up the perceived length of the blank facade.
- DC2-C Secondary Architectural Features
- DC2-D Scale and Texture
The landscape trellis (green wall) functions as a secondary architectural element adding a level of detail and texture at the street and pedestrian level.

TRANSPARENT FACADE

CODE REQUIRED AREA OF GLAZING



COMMERCIAL DEPTH

STREET-LEVEL DEVELOPMENT STANDARDS PER SMC 23.47A.008

- B. Non-residential street-level requirements
- B.3. Depth provisions for new structures or new additions to existing structures. Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street facing facade.
- E. When a live/work unit is located on a street-level street-facing facade
- E.1. The portion of each such live/work unit in which business is conducted must be located between the principal street and the residential portion of the live-work unit. The non-residential portions of the unit shall extend the width of the street-level street-facing facade, shall extend a minimum depth of 15 feet from the street-facing facade, and shall not contain any of the primary features of the residential portion of the live/work unit, such as kitchen, bathroom, sleeping, or laundry. These basic residential features shall be designed and arranged to be separate from the work portion of the unit.

REQUEST

The requested departure, to reduce the depth of the live/work unit 1 and allow residential features along S Myrtle St is due to the irregular shape of the lot and viable development options.

As the requirements are from street facing facades the average depth needs to be provided from S Myrtle St and Beacon Ave S. The irregular shape of the lot and code requirements would create a floor plate that is more than twice the width of the other live/work units and extend an additional 11' to the northeast beyond the proposed depth of the other 4 live/work units.

While it is achievable to eliminate residential features from the S Myrtle St facade, the space created would add approximately 50 SF to the commercial area and taper, at the east end, to no wider than 1'.

A live/work unit 1 footprint per SMC 23.47A.008 would create an irregular condition which is incompatible in scale, massing, and proportion to the remainder of the building along with the adjacent north and south buildings.

LIVE/WORK UNIT 1 REQUIRED:

| Facade: | Area | Width | Avg Depth | Facade Length | Residential Portion |
|---------|---------|-------|-----------|---------------|---------------------|
| Beacon: | 1305 Sf | 43.0' | 30.3' | 22'-10 1/2" | 0'-0" |
| Myrtle: | 1305 Sf | 43.5' | 30.0' | 34'-2 1/4" | 0'-0" |

LIVE/WORK UNIT 1 PROPOSED:

| Facade: | Area | Width | Avg Depth | Facade Length | Residential Portion |
|---------|--------|--------|-----------|---------------|---------------------|
| Beacon: | 378 Sf | 22.88' | 16.52' | 22'-10 1/2" | 0'-0" |
| Myrtle: | 378 Sf | 16.81' | 22.49' | 34'-2 1/4" | 8'-4 1/8" |

SEATTLE DESIGN GUIDELINES

DC2-A Massing

The irregular parcel shape would require a large volume/mass at the north east corner to meet live/work depth requirements from Beacon and Myrtle. The departure request maintains unit rhythm and dimensions as viewed from Beacon. In addition, individual structure and project proportions are continued. The departure eliminates the potential for a large volume/mass that would be incompatible with proposed structure volumes.

CODE REQUIRED AREA FOR COMMERCIAL DEPTH

